

**ARCHITECTURAL AND HISTORICAL SIGNIFICANCE ASSESSMENTS
OF 212 AND 216 BROOKSIDE AVENUE, CITY OF REDLANDS,
SAN BERNARDINO COUNTY**

Submitted to:

Vantage One Real Estate Investments, LLC
4 Corporate Plaza Drive #210
Newport Beach, CA 92660

Attn: Mr. Tom Robinson

Prepared by:

Archaeological Associates
P.O. Box 180
Sun City, CA 92586

Tel: (951) 244-1783
Fax: (951) 244-0084
archaeological_associates@hotmail.com

APNs (212 Brookside) 0171-101-01, -02, -03, -04, -05, 0171-211-15, -17, & -25
APNs (216 Brookside) 0171-211-13, -14, -16, -18, -19, -20 & -21

3rd Revision

June, 2018

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



.....
Robert S. White
Principal Investigator

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Author(s): Robert S. White

Consulting Firm: Archaeological Associates
P.O. Box 180
Sun City, CA 92586
Tel (951) 244-1783
Fax (951) 244-0084

Report Date: 3rd Revision: June, 2018

Report Title: Architectural and Historical Significance
Assessments of 212 and 216 Brookside Avenue,
City of Redlands, San Bernardino County

Prepared for: Vantage One Real Estate Investments, LLC
4 Corporate Plaza Drive #210
Newport Beach, CA 92660

Contact: Mr. Tom Robinson

USGS Quadrangle: Redlands 7.5', California (1996)

Study Area: Unsectioned portion of Township 1 South, Range 3
West, SBBM

APNs: 212 Brookside: 0171-101-01, -02, -03, -04, -05,
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TABLE OF CONTENTS

	Page
Management Summary	iv
I. INTRODUCTION	1
II. STUDY AREA LOCATION AND ENVIRONMENT	1
III. HISTORICAL SKETCH OF REDLANDS AND THE SURROUNDING AREA	1
IV. RESEARCH ORIENTATION	7
V. FIELD SURVEY	8
VI. 212 AND 216 BROOKSIDE AVENUE DESIGN TEAM	8
VII. MODERNISM HISTORICAL CONTEXT	8
VIII. RESOURCE DESCRIPTIONS	9
A. Safety Hall, 212 Brookside Avenue.	9
B. County Branch Building, 216 Brookside Avenue	13
IX. RESOURCE EVALUATION	15
A. California Register of Historical Resources (CRHR)	16
B. City of Redlands List of Historic Resources	18
X. CONCLUSIONS AND RECOMMENDATIONS	24
A. Cultural Resources	24
B. Discovery of Human Remains	24
REFERENCES CITED	25
APPENDIX A: Statement of Qualifications	

LIST OF FIGURES

	Page
Frontispiece: Undated Photograph of Architect C. Paul Ulmer. Source: <i>Ancestry</i>	v
Figure 1. Regional location of the project area as indicated. on a portion of the San Bernardino USGS 1:100,000 scale Topographic Map (1982).	2

Figure 2. Study area as shown on a portion of the Redlands . 7.5' USGS Topographic Quadrangle (1996).	3
Figure 3. Study Area Shown on Aerial Photograph .	10
Figure 4. Safety Hall Site Plan .	11

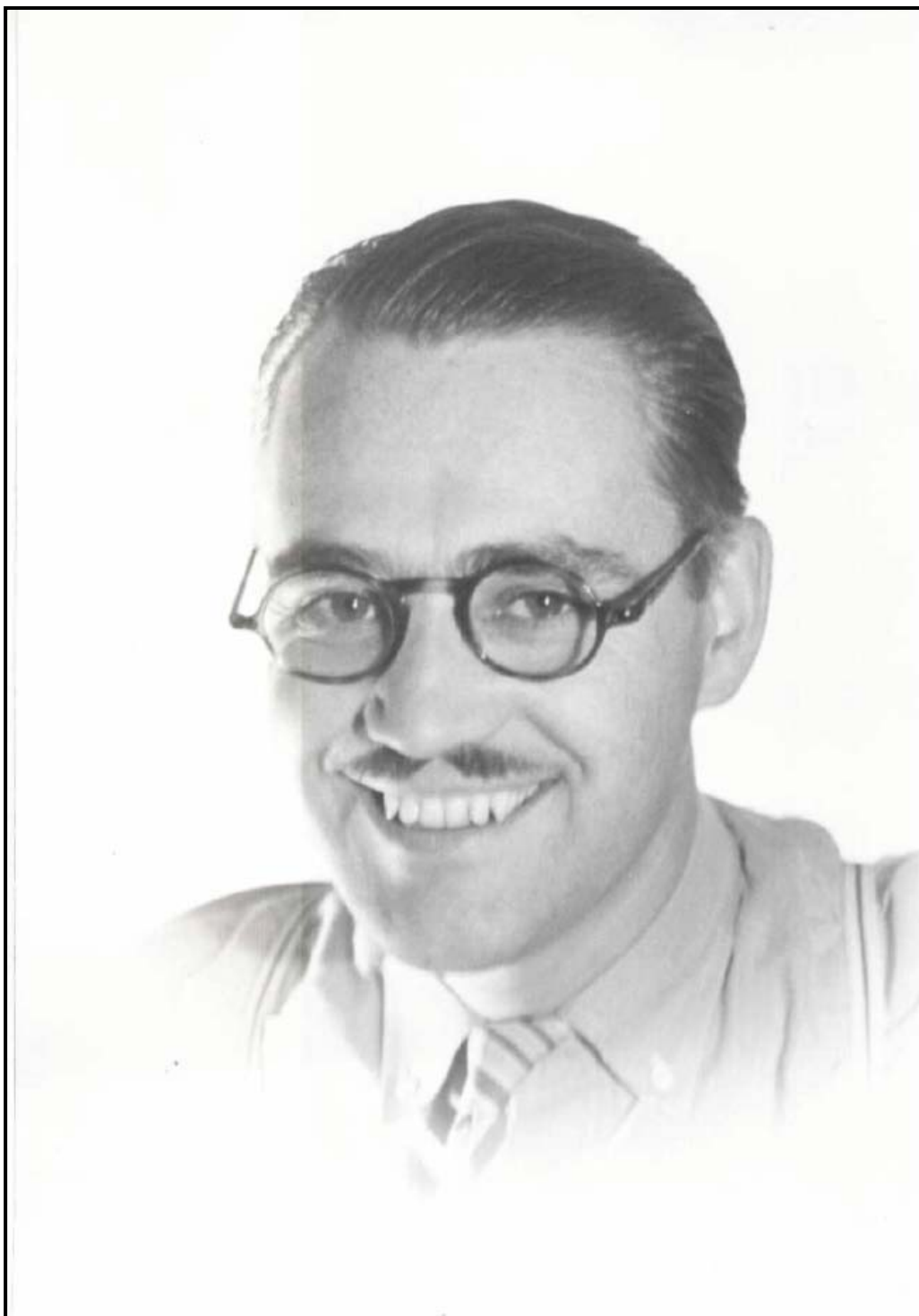
LIST OF PLATES

	Page
Plate I. Top: Oblique view looking north at Safety Hall (212 Brookside Avenue). Bottom: Westerly view of perforated, concrete block screen attached to the façade of Safety Hall.	27
Plate II. Top: Westerly view of turret or tower housing council chambers at Safety Hall. Bottom: East view of curved concrete block wall enclosing council chambers.	28
Plate III. Top: Streamline Moderne turret enclosures attached to the Liberal Arts building at Cerritos College masking seismic retrofit from view. Bottom: Oblique view of Safety Hall north elevation.	29
Plate IV. Top: Northwesterly view of Safety Hall south elevation.. Bottom: Southwesterly view of Safety Hall west elevation.	30
Plate V. Top: North view of County Brach Building façade (216 Brookside Avenue). Bottom: Northeasterly view of western portion of County Branch building façade (south elevation).	31
Plate VI. Top: Close-up of perforated cast concrete block screen attached to eastern portion of the County Branch Building. Bottom: Oblique view of decorative screen showing the curved, convex shape.	32
Plate VII. Top: Oblique view of the County Branch Building's north elevation. Bottom: Close-up of the County Branch Building's north elevation entrance.	33
Plate VIII. Top: West facing view of the County Branch Building's east elevation. Bottom: Oblique view of the County Branch Building's west elevation.	34

MANAGEMENT SUMMARY

At the request of Vantage One Real Estate Investments, Archaeological Associates has undertaken historical and architectural assessments of two adjoining commercial buildings in the City of Redlands, San Bernardino County. Located at 212 and 216 Brookside Avenue, each building was evaluated for the California Register of Historical Resources (CRHR) and the City of Redlands List of Historic Resources. Presently is it desired to demolish both structures and construct unspecified commercial development.

The results of the background research, field survey and architectural/historical analysis indicate that neither of the two buildings that may be affected by the project appear to be historically or architecturally significant. Consequently, neither appear eligible for listing in the California Register of Historic Resources (CRHR) or for local listing pursuant to City criteria. Therefore, no additional work in conjunction with cultural resources is recommended for either Safety Hall or the San Bernardino County Branch Building.



Undated Photograph of Architect C. Paul Ulmer
Source: *Ancestry*

I. INTRODUCTION

The following report was written by Archaeological Associates at the request of Vantage One Real Estate Investments, LLC. It describes the results of an architectural and historical evaluation of two commercial buildings in the City of Redlands, San Bernardino County. The adjoining buildings are located at 212 Brookside Avenue (Safety Hall) and 216 Brookside Ave. (Redlands County Branch Building). Current plans call for demolition of the two early 1960s structures and replace them commercial development commensurate with downtown Redlands.

The study described herein was conducted in accordance with: 1) the California Environmental Quality Act (CEQA), as amended in 2015, which includes criteria for eligibility to the California Register of Historical Resources (CRHR), and 2) City of Redlands List of Historic Resources. The purpose of the evaluation was to establish the architectural and historical significance of the two buildings as both are over 50 years of age. This information is needed since adoption of the proposed demolition plan could result in adverse effects upon the structures. Our evaluation consisted of: (1) literature review, (2) archival research, (3) architectural and historical analysis, (4) field survey and (5) narrative report.

II. STUDY AREA LOCATION AND ENVIRONMENT

The two adjoining buildings lie a short distance south of Interstate 10 on the western edge of the historic core of the City of Redlands, San Bernardino County (fig. 1). They carry the addresses of 212 and 216 Brookside Avenue located just outside the Smiley Park Historic District. This portion of Redlands is situated along the southerly margin of the Rancho San Bernardino Land Grant and is not sectioned. Legally, the subject property is situated within a portion of Township 1 South, Range 3 West, San Bernardino Base Meridian (SBBM) as shown on a portion of the *Redlands* 7.5' USGS Topographic Quadrangle (fig. 2).

III. HISTORICAL SKETCH OF REDLANDS AND SURROUNDING AREA

A. Mission and Rancho Periods

Our study area lies on the southerly edge of the old Rancho San Bernardino that ultimately included the Cities of San Bernardino, Redlands and Colton. The Rancho was established by Mission San Gabriel and comprised over 35,500 acres in both the San Bernardino and Yucaipa Valleys. In 1839 following secularization of Mission lands, several members of

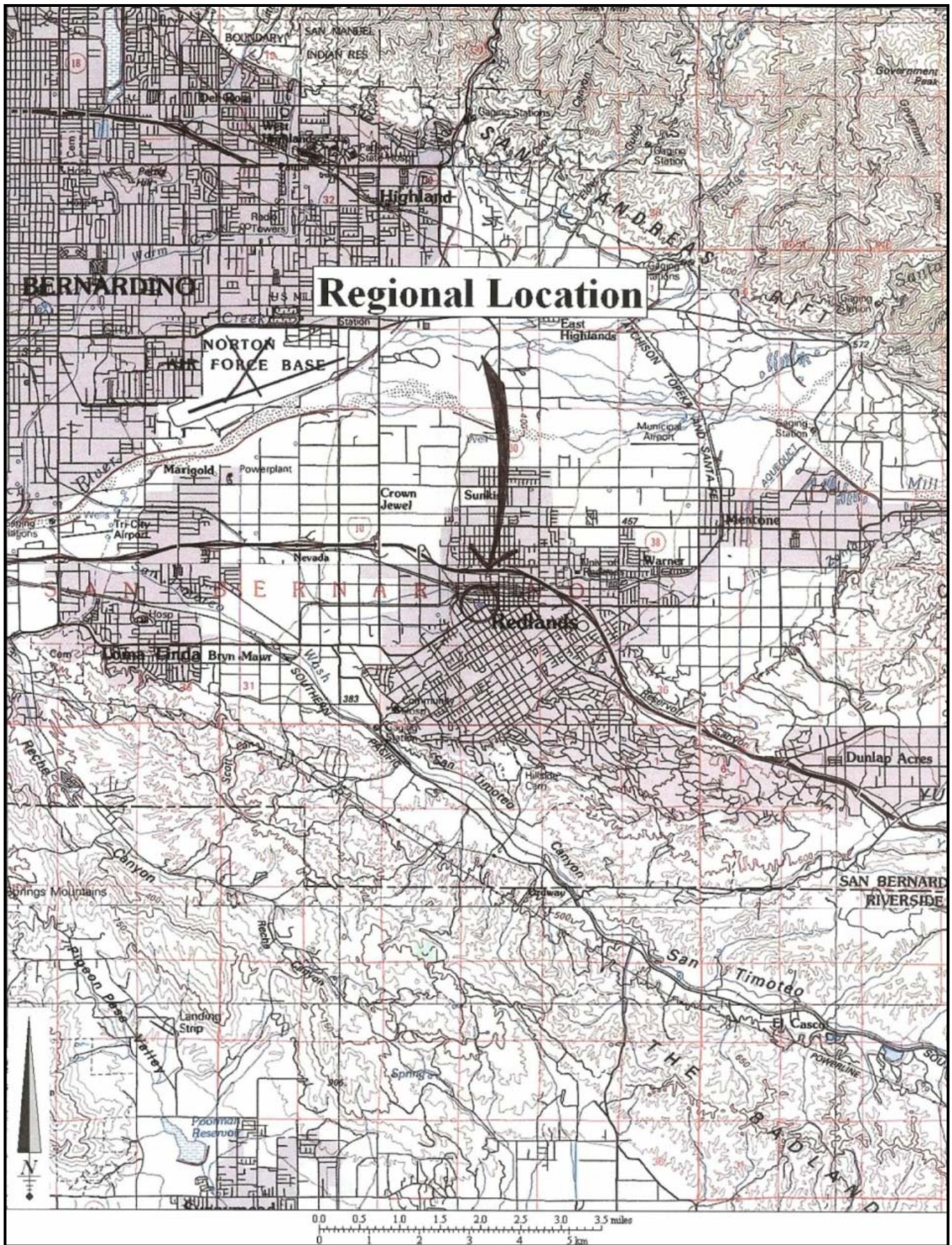


Figure 1. Regional location of the project area as indicated on a portion of the USGS *San Bernardino* 1:100,000 scale Topographic Map (1982).

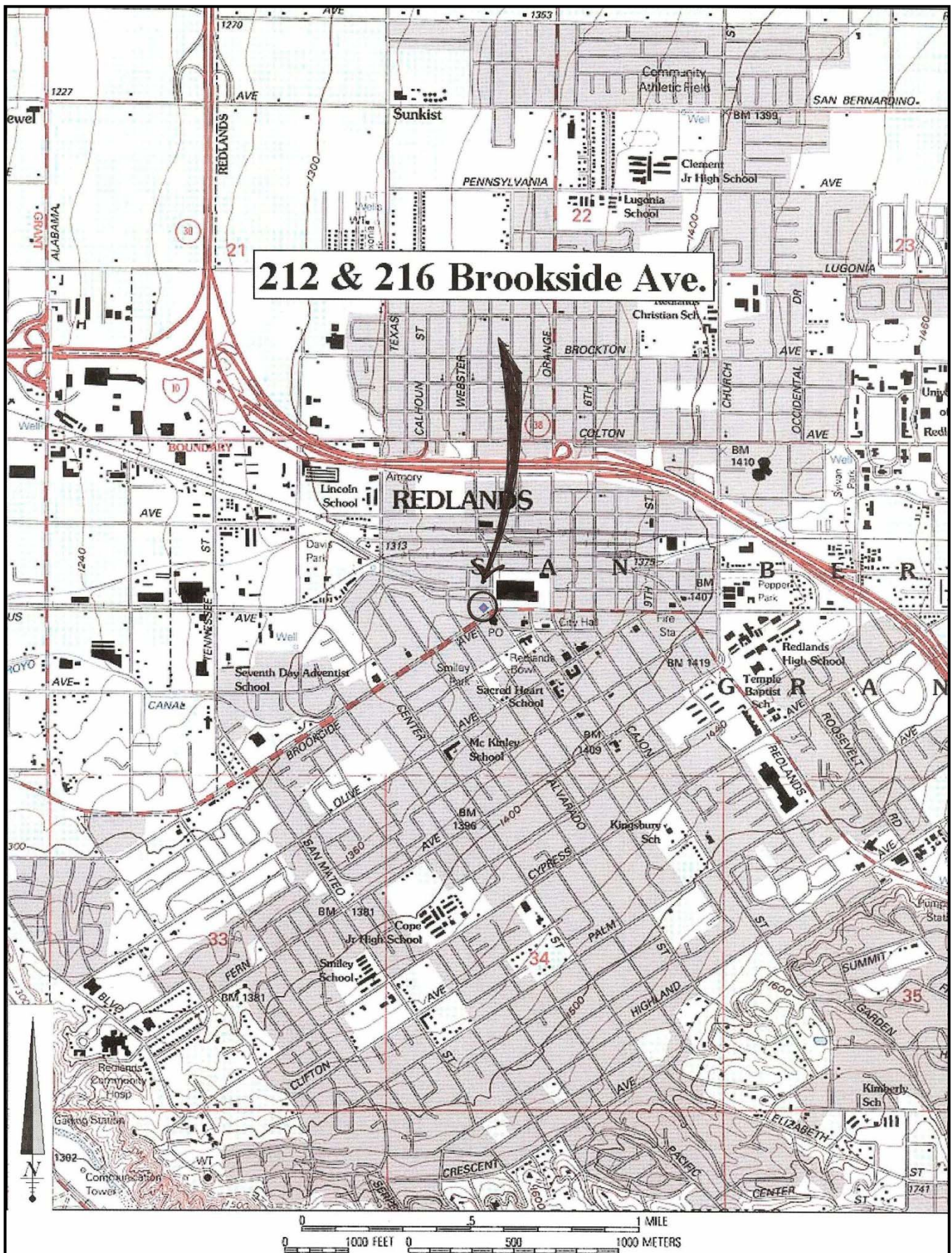


Figure 2. Study area plotted on a portion of the USGS Redlands 7.5' Topographic Quadrangle (1996).

the Lugo family under the direction of José del Carmen Lugo set out to colonize the two valleys. Here they grazed several thousand head of cattle and built an adobe in the vicinity of the present downtown county courthouse. As a result of their colonization efforts, Governor Juan B Alvarado in 1842 granted the San Bernardino Rancho to the Lugo brothers (José del Carmen Lugo, Jose Maria Lugo, Vicente Lugo), and their cousin Diego Sepulveda.

B. Mormon Influence in the San Bernardino Valley

In 1851, a Mormon contingent set out from Salt Lake City for the San Bernardino Valley. Essentially following the Old Spanish Trail, Apostles Amasa Lyman and Charles C. Rich led over 500 settlers in wagons to Southern California for the purpose of establishing a new colony (Robinson 1958). Upon arrival in the valley, the Mormons set up a temporary camp near the Cajon Pass. Four months later, Mormon leaders had negotiated the purchase of the San Bernardino Rancho from the Lugo family. The land deal was completed in September of 1851 with the Mormons agreeing to pay the Lugos more than \$77,000.

The street grid for downtown San Bernardino was laid out in 1853. The following year, the City was incorporated with Amasa M. Lyman serving as the first Mayor. However, in 1857, Mormon leader Brigham Young sent word to the San Bernardino colony that the faithful should return to Salt Lake City. Young believed that the United States government was going to invade Utah and he needed reinforcements to fend off the attack. As a result, the majority of the Mormon settlers left San Bernardino and returned to Utah. Despite the loss of the Mormon contingent, the City continued to develop (Hoover *et al.* 1966).

C. The Barton Ranch

In 1857, Dr. Benjamin Barton came to San Bernardino and purchased the “old San Bernardino Mission” and over a 1,000 acres of land from the Mormon Elders, Lyman and Rich. Initially, Barton lived in an adobe house which he built at the southwest corner of “C” and 4th Streets in San Bernardino. Here he operated a drug store and post office and was appointed postmaster (Brown and Boyd 1922:678).

However after two short years, Barton gave up his business in favor of ranching. He and his family moved to the San Gabriel Mission Asistencia (aka San Bernardino Asistencia) on the Barton Ranch in 1859. Here he proceeded to devote himself to the caring and running of the

ranch. The Bartons occupied the Asistencia until 1867 when construction of their large brick mansion behind the Mission was completed.

He subsequently started his own winery on the property adjacent to the Zanja using his own grapes. But in 1880, Barton decided to lease his vineyard and winery to the nearby Vache family for a period of three years for a fee of \$9000. The wine-making business became so successful that the Vaches offered to buy the business from Barton on more than one occasion. Eventually, Barton sold his winery business and it became known as the Brookside-Vache Vineyards and Winery. Unfortunately, by 1914 the Vaches had moved the winery to Guasti (Griesemer 1993:18)

In 1887, Barton decided to sell his ranch estate. At that time, the Barton Tract included the old Asistencia, the Barton residence, and approximately 1200 acres of land. The ranch property was sold to a consortium of ten individuals who represented the principals of the Barton Land and Water Co.

D. Redlands

In 1881, the investment firm of Judson and Brown, headed by E.C. Judson and Frank E. Brown, purchased 4,000 acres along the southern edge of the parched alluvial plains of the San Bernardino Valley. Their intent was to subdivide the land into 5 and 10 acre parcels which would then be sold to "working class" investors of moderate means. The Judson and Brown partnership was also instrumental in bringing water into the area. Water for domestic and agricultural purposes was brought in by construction of a ditch which was dug to the Santa Ana River, some 5 miles distant. Brown, who was an engineer, later designed and participated in the construction of the Big Bear Dam in 1884.

The introduction of a reliable water supply paved the way for successful farming as well as the continuing development of residential tracts. Soon it was discovered that the soil could support a variety of profitable crops. However, it was only a short time before citrus became a preferential crop.

"Agriculture included grapes, peaches, apricot orchards and a number of fruit drying operations... Backers of early Redlands townsite were actively promoting citrus cultivation in the area. Planters were encouraged to border their groves with Mexican fan palm trees to make them more attractive to prospective citrus investors from the east. By the end of the 1880's people were

uprooting their other fruit orchards in favor of oranges. The navel orange soon became Redlands main economic source” (Moore 1983).

As previously discussed, after a spirited campaign with surrounding communities, the citrus center of the "new" Redlands became a city in 1888. By 1889 the boom decade had passed. That same year saw brothers Alfred H. and Albert K. Smiley move into the Redlands area. The Smiley brothers, who were land development investors, bought Canyon Crest Park and developed it into one of the region's finest botanical show spots--Smiley Heights (Robinson 1958:59).

In the 1890's, the Santa Fe Railroad constructed a loop rail service line through the entire citrus belt of the San Bernardino Valley. This loop was referred to as the "Redlands loop" and was a digression from the Old Kite Route which was in service from the 1890's-1930's. This loop greatly facilitated the shipping and marketing of fruit, and also resulted in the construction of a number of stations and packing houses along the railway route. Most notable of these was the Drew Ranch packing house which was later sold to Vice President Fairbanks (Theodore Roosevelt administration). Other houses included the Allen Break, the Randolph house, the M.H. Whittier house, the A.P. Dallas house, and the Nevada Street Packing Company.

The onset of World War II brought about considerable change in the Redlands economy, particularly with the citrus industry. The first "boom" growth for Redlands in the 1880's was in no small part due to agriculture. However, in the late 1940's, large grove properties became more valuable as subdivisions for housing developments rather than for citrus. As a result, most of the packing houses were forced to relocate or close (Moore 1983).

By the early 1960s, Redlands like other neighboring cities was becoming a “bedroom community”. As a result, portions of the City’s quaint and historic scenery were being lost to urban development, particularly new housing tracts. However, it wasn’t until redevelopment of Prospect Park was proposed, that the people of Redlands started to take a stand for preservation. Although several landmarks were lost to development, the community soon realized that the City’s charm and uniqueness centered around its numerous historic homes and their architectural styles. Today, Redlands has preserved and restored much of its downtown area and is a favorite destination for shoppers as well as students of architecture.

IV. RESEARCH ORIENTATION

A. Introduction

Research on the history of the subject property was conducted in the Heritage Room at the A.K. Smiley Library in Redlands and in the Arda Haenszel California Room at the Norman F. Feldheim Central Library in San Bernardino. A number of standard reference works on the history of Redlands and the San Bernardino Valley were reviewed during the course of this study. These included the following historical accounts: William Moore's *Redlands Yesterdays, a Photo Album 1870-1920* (1983), Frank Moore's *Redlands-Our Town* (1987), The Redlands Daily Facts' *Illustrated Redlands* (1897), and George and Helen Beattie's *Heritage of the Valley: San Bernardino's First Century* (1951). Other general historical works which were also helpful included Luther Ingersoll's *Century Annals of San Bernardino County, 1769-1904* (1904), and Brown and Boyd's *History of San Bernardino and Riverside Counties* (1922).

B. Records Search

An in-person records search of the project site was conducted by Robert S. White at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton on July 31, 2017. The results of the search indicated that neither of the two buildings had been previously recorded as historic structures nor elements of any historic district. Additionally, the SCCIC had no record of either building being evaluated for architectural or historical significance.

The results of the search indicated the study area is situated in an area of Redlands sensitive for historic resources. Specifically, the Smiley Park Historic District (designated Historic District 8 by the City of Redlands) is located immediately southeast of the project area. Subsequently approved by the California Office of Historic Preservation in 1994 (NRHP 36-016503), the 109 acre district contains 345 contributing and 45 non contributing private and public resources (Cook & McLeod 1993).

C. City of Redlands List of Historic Resources (March, 2015)

Neither building is listed in the City's inventory of historic resources

V. FIELD SURVEY

A field survey of the project site took place in June and July, 2017. Follow-up work took place in September. Field personnel included Carrie Lambert and Robert White. The intensive survey was conducted by thoroughly examining the built environment within the project boundaries (fig. 3). This included an examination of the two commercial buildings at 212 and 216 Brookside Avenue. Field notes and photographs focused on the exteriors of the early 1960s buildings. Using this information, Department of Parks and Recreation (DPR) 523 series forms are being compiled for the two buildings.

VI. 212 AND 216 BROOKSIDE AVENUE DESIGN TEAM

A. Architect C. Paul Ulmer

Research has indicated that both buildings were designed by local architect Chester Paul Ulmer (aka C. Paul Ulmer). Born in Indiana in 1906, Ulmer was educated at the University of Redlands and graduated Harvard University with a Masters Degree in Architecture in 1933 (Redlands Daily Facts 1994). The difficult economy of the 1930s and the outbreak of WW II led Ulmer into designing prefabricated buildings for various parties (ibid., San Bernardino County Sun 1936). In the mid 1950s he returned to the greater Redlands area from the Midwest to pursue new opportunities. Ulmer found his niche primarily designing public and institutional buildings, the vast majority of which were in the Modern Style and its variants. Constrained by budgetary limitations, his designs incorporated many of the prefabricated techniques that he developed early in his career (Morais 1988). Both Safety Hall and the San Bernardino County Branch Building reflect this. Ulmer died in 1994 (Redlands Daily Facts 1994)

VII. MODERNISM HISTORICAL CONTEXT

It may be observed that both buildings fall into the class of architecture known as “Modernism”. Although Ulmer’s style is sometimes referred to as New Formalism, the roots of modernism can be traced to two historical architectural styles which focused on addressing the practical issues raised by matters of cost and function. Namely *DeStijl* (Dutch meaning the “style”) and its progeny, Bauhaus. These early 20th century styles comprised the foundation for the emerging 20th century modernistic architectural movements; particularly the eclectic and highly popular International Style.

DeStijl was a collective group of artists that arose in the Netherlands under the leadership of painter and designer Theo Van Doesburg (1883-1931). Today, its most well-known advocate is probably the painter Pieter Mondrian (1872-1944). Mondrian's well-known canvasses of stark, straight black vertical and horizontal lines delineating square and rectangular spaces occasionally filled with pure colors of red, blue and yellow embody the fundamental aesthetic principles of *DeStijl* architecture.

While *DeStijl* was a collective movement of formally unassociated painters, poets and even composers bound by a commitment to straight horizontal and vertical lines and the so-called primary colors of red, blue, and yellow as the basic elements of beautiful composition, Bauhaus was a formal art school established by architect Walter Gropius in Weimar, Germany in 1919. Gropius was committed to the ideas that beauty is achieved when form is faithful to function in as simple a way as possible. It is interesting to note that both these companion architectural styles, *DeStijl* and Bauhaus, were rejected as decadent by the Nazis and, consequently became closely associated with liberal politics in the mind of the public. All in all, it would be accurate to say that the architecture of both Safety Hall and the San Bernardino County Branch Building stand as a classic application of the *underpinnings* of the historic modernistic movement in architecture.

VIII. RESOURCE DESCRIPTIONS

A. Safety Hall, 212 Brookside Avenue

1. Introduction

The Redlands Safety Hall is located immediately northwest of the intersection of Brookside Avenue and Eureka Street (figs. 3 & 4). The Redlands Post Office lies directly to the southeast across Brookside Ave. The single story building with sub basement was completed in 1962 to serve as the police station, jail and City Council Chamber (Redlands Daily Facts 1962). Utilitarian in concept, it is in the Modern style with a New Formalist element. It is setback from the street and is oriented with a southeasterly exposure (Plate I: Top).

Building construction is cement block on a split level slab foundation. Exterior walls are covered with stucco. The roof is flat and covered with lightweight concrete. Two structural inspections of the building indicated that numerous cracks have developed in the 1st floor slab. These were likely the result of excessive weight on the roof. Additionally, the concrete columns



Figure 3. Study Area as Shown on Aerial Photograph.

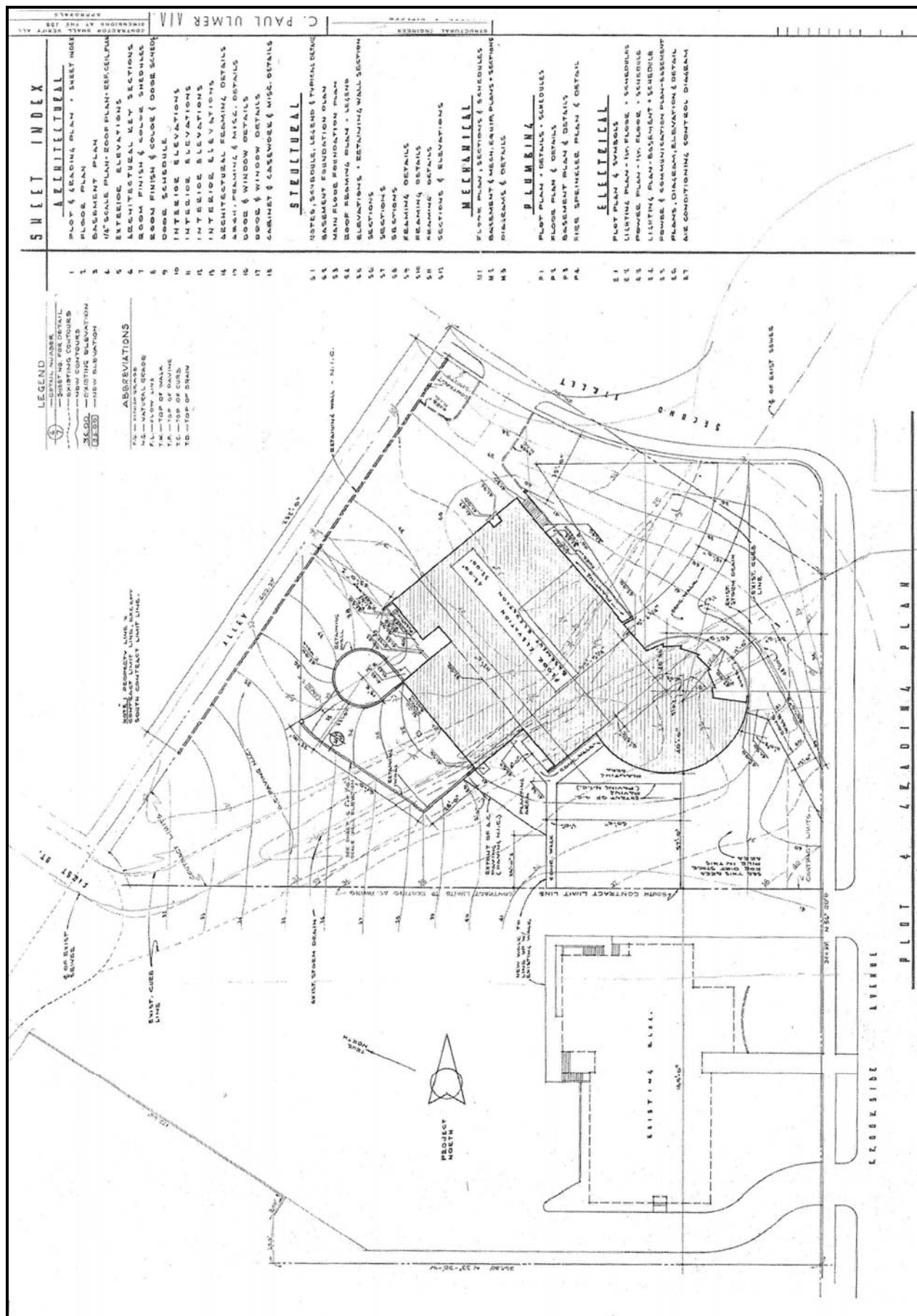


Figure 4. Safety Hall Site Plan

supporting the jail floor appeared undersized (Tan 2008). The exterior of the building appears to be in fair condition.

2. East Elevation (Façade)

The east elevation of Safety Hall is backset from Eureka Street and is approached via a broad, concrete walkway. The walkway is flanked by large turf areas that have been allowed to die. The east elevation is the primary entry point into the building and is easily recognizable as the facade. Visually, this elevation is very asymmetrical. The main entrance is off-set to the south comprising inset, double glass and metal doors. The entryway is flanked with frosted casement panels. A decorative stack of glass blocks lies on the south side of the entryway.

The majority of the façade is covered with a large, perforated cement block screen (Plate I: Bottom). Fenestration behind the screen is composed of aluminum sliders. To the south of the entryway, a tower or turret has been incorporated into the southeast corner of the building to serve as the council chambers (Plate II: Top). The one-and-half story tower or turret is constructed of rectangular, masonry slabs positioned on end in generally circular fashion. Where the slabs join, the joints have been fitted with stacks of glass blocks. The tower is considerably taller than the rest of the structure.

3. West Elevation (Rear)

This elevation comprises the rear of the building and is very nondescript. It adjoins a large paved parking lot (Plate IV: Bottom). It is completely unadorned and is lacking in architectural enhancement. It primarily serves to provide access to the below grade basement via a driveway at the northwest corner of the building. Fenestration consists of a number of horizontal, fixed aluminum-framed windows set high on the wall. Steel doors provide entry into the first floor. A large cement block planter containing a mature tree lies a short distance to the west.

4. North Elevation

The north elevation of Safety Hall adjoins a paved parking lot. Construction of the north elevation is entirely of cement brick and is architecturally unadorned. Fenestration consists of two sizes of aluminum sliders. Shade covers have been added over the windows (Plate III:

Bottom). There is an inset entryway accessed by a small staircase at the east end of the elevation. The door is fashioned from metal and glass. A light duty, free standing communications tower lies at the west end of the elevation (northwest corner of building) and two antenna masts supporting small microwave antennas are bolted to the upper reaches of the masonry wall.

5. South Elevation

The south elevation of Safety Hall also adjoins a paved parking area (Plate IV: Top). A significant portion of the aforementioned tower is incorporated into this elevation. The eastern section of the south elevation comprises a curved cement block wall that compliments the curvature of the enclosed tower (Plate II: Bottom). Just to the north of the curved section is an entryway into the council chambers via double glass and metal doors. There is no fenestration. At the western corner of the elevation are two communications towers located in a recessed area.

6. Integrity Discussion

Safety Hall appears to retain integrity of location and design. It appears substantially the same as when it was constructed. In particular, the façade of Safety Hall appears unchanged since construction. The property retains some elements of the original setting but key landscape features such as the fountain and turf lawn are defunct or dead. The addition of numerous communications towers to the periphery of the building are also a significant visual distraction. Consequently, it appears that Safety Hall lacks integrity with regard to setting.

B. San Bernardino County Branch Building, 216 Brookside Avenue

1. Introduction

The San Bernardino County Branch Building (Branch Building) fronts on Brookside Avenue just west of Safety Hall (figs. 3 & 4). The single story structure with a sub-basement was completed in 1962 and commemorated that November (Redlands Daily Facts 1962). Rectangular in plan, it is in the Modern style with a New Formalist feature. It is slightly setback from the street and oriented with a southerly exposure (Plate V: Top).

Building construction is cement block on a concrete slab foundation. The exterior walls are covered with stucco and the two-tiered roof is entirely flat. Numerous pieces of HVAC equipment have been added to the roof. The exterior of the building appears to be in fair

condition although the southwest corner of the roof overhang has been damaged (Plate VIII: Bottom).

2. South Elevation

This elevation of the Branch Building faces Brookside Avenue and comprises the façade. The façade is asymmetrical and constructed from cement brick. A wide fascia board on the overhanging roof bears the applied metal lettering “COUNTY OF SAN BERNARDINO” (Plate V: Bottom). The entryway comprises inset, glass and metal doors that are offset to the east. To the east of the entryway the façade is covered with a large, perforated concrete block screen similar to that employed on Safety Hall with the exception that it is slightly concave (Plate VI). Fenestration consists of four pairs of horizontal aluminum sliders. A turf area lies between the building and Brookside Ave. but it has been allowed to die. Minimal landscape shrubbery has been planted in front of the building.

3. North Elevation (Rear)

The north elevation adjoins a large paved parking lot and serves as a secondary entrance to the building. It is constructed of cement brick. Basement access is also possible from this elevation. The outset entryway is more or less centrally located although the west half of the elevation has a noticeable backset. The entryway comprises two, glass and metal doors flanked by tinted, fixed pane panels surmounted by fixed pane lights. A concrete staircase and porch lead to the doors from the parking lot. There is no roof overhang on this elevation of the building (Plate VII).

Fenestration on the west half of the elevation comprises four pairs of horizontal aluminum sliders that are surmounted by fixed pane lights. The east half of the elevation is devoid of windows. Numerous pieces of HVAC and electrical equipment are ground mounted adjacent to the east half of the elevation. A very large, lattice communications tower lies adjacent to the building just west of the entryway.

4. East Elevation

The east elevation of the Branch Building adjoins a paved driveway/parking area. The south half of the elevation is constructed from concrete brick. The whole of the elevation is

completely unadorned and totally lacking fenestration. There is a centrally located single metal door for restricted building entry. Access to this door is from a short, concrete staircase from the parking area. Basement access is also provided on this elevation via an outside staircase. The north half of the east elevation has been cantilevered several feet out from the foundation wall. Construction appears to be wood-frame clad with stucco. This is likely an addition to this side of the original building. There is no roof overhang on this elevation of the building (Plate VIII: Top).

5. West Elevation

The west elevation of the Branch Building adjoins a paved driveway. This side of the building is constructed from concrete brick and unlike the south and east elevations, there is a pronounced roof overhang (Plate VIII: Bottom). There is a centrally located, metal door inset at grade that provides restricted building access. Similarly to the east elevation, this elevation totally lacks fenestration. There are two locations of electrical utilities attached to the wall that are protected by chain link enclosures. Minimal landscape shrubbery has been planted along a section of the elevation.

6. Integrity Discussion

The County Branch Building appears to retain integrity of location. It does not appear to retain integrity of design as an addition has been made to the east elevation. However, the façade of the building appears substantially the same as when it was constructed. The property retains elements of the original setting but the turf lawn that comprises the single key landscape feature is dead. Additionally, the large communications tower added to the rear of the building is also a significant visual distraction. Consequently, it appears that the County Branch Building lacks integrity with regard to setting.

IX. RESOURCE EVALUATION

The two buildings at 212 and 216 Brookside Avenue were evaluated for significance under criteria based on: 1) the California Environmental Quality Act (CEQA), as amended in 2015, which includes criteria for eligibility to the California Register of Historical Resources (CRHR), and 2) City of Redlands List of Historic Resources.

A. California Register of Historical Resources (CRHR)

Resources eligible for listing in the CRHR include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

- (1) It is associated with 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; 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.

1. Determinations of CRHR Eligibility

Criterion 1

Both Safety Hall and the San Bernardino County Branch Building were constructed to serve the needs of local government. In that capacity they performed their purposes well but research has failed to identify any important events in the regional history of California that may have taken place at either location. Therefore, neither building appears eligible for the CRHR under Criterion 1.

Criterion 2

C. Paul Ulmer was a local architect who worked in a market that required cost effective designs and construction methods. His work in the Modern Style is well suited to these requirements. However, he is not considered important to local, California, or national history. Furthermore, research has failed to identify any other figures connected with either building important to local, California, or national history. Therefore, neither building appears eligible for the CRHR under Criterion 2.

Criterion 3

Both Safety Hall and the County Branch Building are constructed in the Modern Style of architecture. They are both in essence modular office buildings. In an attempt to “soften” the

austere look of the Modern Style, New Formalist elements were added to each of the buildings. These comprise perforated, cast concrete block screens attached to the façade of each building. The stylistic tower or turret (Council Chamber) that occupies the southeast corner of Safety Hall is not an element of New Formalism. Rather, architect C. Paul Ulmer provided an eclectic solution to the challenge of providing a meeting area for city officials in a simple, box-like building. Certainly, the glass blocks used to fill the joints between the tower walls and the curved corner (wall) that enclose the tower are both elements employed in Streamline Moderne.

For comparison, Plate III: Top depicts a similar solution to a challenge at Cerritos College located in the cities of Cerritos and Norwalk. As the Liberal Arts Building (International Style of Modernism) was being seismically retrofitted, semi-circular turrets fitted with glass block lights were used to mask the structural steel reinforcements. Unfortunately, with the addition of the Streamline Moderne turrets, the building became architecturally compromised (White, White & Van Horn 2013).

An independent opinion was solicited from Mr. Clare Day, perhaps the most preeminent of the Mid-Century Modern style of Modernism architects in Redlands. In Mr. Day's opinion:

The property known as the former Police Station and Council Chamber Element [Safety Hall], plus the adjacent property used by the County [San Bernardino County Branch Building] does not represent a significant architectural value. The property, including the parking area is obsolete in function and appearance. It is ready for an upgrade of architectural and community merit, offering an opportunity for a development on a prominent site (Day 2016).

Both Safety Hall and the San Bernardino County Branch Building were designed and constructed to be cost effective, utilitarian buildings. Neither is architecturally unique, nor were any special materials used or construction techniques employed. Consequently, neither Safety Hall or the San Bernardino County Branch Building appear eligible for the CRHR under Criterion 3.

Criterion 4

It is unlikely that either Safety Hall or the San Bernardino County Branch Building has the potential to yield any additional information important to the history of the local area or the

State of California or the nation. Therefore, neither appears eligible for the CRHR under Criterion 4.

B. City of Redlands List of Historic Resources

1. Safety Hall, 212 Brookside Avenue

Criterion 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.

Safety Hall has played no significant role in the development of the State of California or the United States. With regard to the City of Redlands, Safety Hall was constructed as a cost effective, practical solution to housing certain City services under one roof. Research has failed to indicate that this action resulted in any significant contribution to the development, heritage or cultural characteristics of the City. Consequently, it does not appear eligible under Criterion A.

Criterion B. It is the site of a significant historic event;

Research has failed to identify any historic events that have taken place at Safety Hall. Consequently, it does not appear eligible under Criterion B.

Criterion C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;

Although Safety Hall was designed by local architect C. Paul Ulmer, Ulmer's work did not have a significant impact on the development of Redlands nor is Safety Hall strongly identified with him. No other people connected with Safety Hall have been identified as having made a significant contribution to the development of the Redlands. Consequently, it does not appear eligible under Criterion C.

Criterion D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;

Safety Hall was constructed in the Modern Style with borrowed elements from New Formalism and arguably, Streamline Moderne. However, it is not a stand out example nor highly artistic. There are better Modern Style commercial buildings in Redlands such as City Hall and the Redlands Daily Facts building. Consequently, Safety Hall does not appear eligible under Criterion D.

Criterion E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;

Architect C. Paul Ulmer was a local architect who worked in the Redlands and surrounding area. Ulmer's experience with prefabricated housing led him to focus his efforts designing buildings that were practical and cost effective. He employed these techniques in designing Safety Hall. However, he is not considered to be a master builder nor have his designs influenced the development of Redlands. Consequently, Safety Hall does not appear eligible under Criterion E.

Criterion F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;

The Safety Hall was designed as utilitarian building with a minimal amount of architectural detail borrowed from other subsets of Modernism. These elements are not considered innovative. Additionally, no unique construction materials or techniques were employed in the construction of Safety Hall. Consequently, it does not appear eligible under Criterion F.

Criterion G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;

Safety Hall is situated outside the historic core of Redlands and as such is not a noted visual feature of downtown. The building does not exhibit any singular physical characteristic that would make itself a familiar visual feature of the City. Its corner location and landscape features, (long defunct), while notable, do not represent a uniquely defining characteristic at this intersection. That would be reserved for the adjoining Redlands Post Office. Consequently, Safety Hall does not appear eligible under Criterion G.

Criterion H. It has unique design or detailing;

Safety Hall was constructed as a cost effective building intended to serve local government. This was accomplished by applying the architect's experience with prefabricated buildings and designing the structure in the Modern Style. Borrowing elements from other forms of Modernism, Safety Hall was minimally adorned to enhance its appearance. To this end, a

perforated, cast concrete block screen (an element of New Formalism) was added to a portion of the façade. A semi circular tower or turret with a curved, enclosing wall was added to the southeast corner of the building to serve as council chambers. Elements borrowed from Streamline Moderne were incorporated into the turret and wall. The use of curvature, especially, is a standard design feature of Streamline Moderne. The turret is not considered an element of New Formalism.

The use of the perforated cast concrete block screen is a very common element in New Formalism. The curved wall enclosing the tower and the use of glass blocks between the tower wall joints are familiar elements employed in Streamline Moderne. Neither is considered a unique design feature is this building. Consequently, Safety Hall does not appear eligible under Criterion H.

Criterion I. It is a particularly good example of a period or style;

Designed in the Modern Style with elements borrowed from two other subsets of Modernism, Safety Hall is a poor example of any one period or style. It is a hybrid driven by budgetary constraints and associated design limitations. The attempt to pair a feature of New Formalism with design elements taken from Streamline Moderne created a building that is lacking homogeneity. Consequently, Safety Hall does not appear eligible under Criterion I.

Criterion 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);

Safety Hall is not part of any historic district. No special landscaping, heritage trees, or other ancillary features have been incorporated into its design. As such, it makes no contribution to the historical or scenic heritage of Redlands. Consequently, it does not appear eligible under Criterion J.

Criterion 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. (Ord. 1954 § 8(a), 1986)

Safety Hall is not part of any historic district within the City of Redlands. It is located in an area of the City populated with both historic and modern buildings of varying architectural styles. Safety Hall was designed with no underlying purpose other than to be cost effective and utilitarian. It makes no contribution to any nearby historical buildings. Consequently, it does not appear eligible under Criterion K.

2. County Branch Building, 216 Brookside Avenue

Criterion 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;

The County Branch Building has played no significant role in the development of the State of California or the United States. It was constructed as a cost effective, utilitarian building to provide County services to Redlands. Research has failed to indicate that this action resulted in any significant contribution to the development, heritage or cultural characteristics of the City. Consequently, it does not appear eligible under Criterion A.

Criterion B. It is the site of a significant historic event;

Research has failed to identify any historic events that have taken place at the County Branch Building. Consequently, it does not appear eligible under Criterion B.

Criterion C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;

Although the County Branch Building was designed by local architect C. Paul Ulmer, Ulmer's work did not have a significant impact on the development of Redlands nor is the County Branch Building strongly identified with him. No other people connected with the building have been identified as having made a significant contribution to the development of the Redlands. Consequently, it does not appear eligible under Criterion C.

Criterion D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;

The County Branch building was constructed in the Modern Style with a singular decorative element borrowed from New Formalism. However, it is not a stand out example nor highly

artistic. There are better Modern Style commercial buildings in Redlands such as City Hall and the Redlands Daily Facts building. Consequently, it does not appear eligible under Criterion D.

Criterion E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;

Architect C. Paul Ulmer was a local architect who worked in the Redlands and surrounding area. Ulmer's experience with prefabricated housing led him to focus his efforts designing buildings that were practical and cost effective. He employed these techniques in designing the County Branch Building. However, he is not considered to be a master builder nor have his designs influenced the development of Redlands. Consequently, the County Branch Building does not appear eligible under Criterion E.

Criterion F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;

The County Branch Building was designed as utilitarian building with an absolute minimal amount of architectural detail borrowed from New Formalism. This element (perforated cast concrete block screen) is not considered innovative. Additionally, no unique construction materials or techniques were employed in the construction of the County Branch Building. Consequently, it does not appear eligible under Criterion F.

Criterion G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;

The San Bernardino County Branch Building is situated outside the historic core of Redlands and as such is not a noted visual feature of downtown. The building does not exhibit any singular physical characteristic that would make itself a familiar visual feature of the City. Furthermore, there is nothing unique about its location that sets it apart from other buildings in the area. Consequently, it does not appear eligible under Criterion G.

Criterion H. It has unique design or detailing;

The County Branch Building was constructed as a cost effective building intended to serve San Bernardino County government at the local level. This was accomplished by applying

the architect's experience with prefabricated buildings and designing the structure in the Modern Style. Borrowing a single element from New Formalism, the County Branch Building was minimally adorned to enhance its appearance. To this end, a concave, perforated, cast concrete block screen was added to a portion of the façade.

The use of the perforated cast concrete block screen is a very common element in New Formalism. It is considered a unique design feature in this building. Consequently, the County Branch Building does not appear eligible under Criterion H.

Criterion I. It is a particularly good example of a period or style;

The County Branch Building was designed in the Modern Style with a single decorative element borrowed from the New Formalism element of Modernism. It is a poor example of modernism especially with the New Formalism element. Consequently, the County Branch Building does not appear eligible under Criterion I.

Criterion 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);

The County Branch Building is not part of any historic district. No special landscaping, heritage trees, or other ancillary features have been incorporated into its design. As such, it makes no contribution to the historical or scenic heritage of Redlands. Consequently, it does not appear eligible under Criterion J.

Criterion 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. (Ord. 1954 § 8(a), 1986)

The County Branch Building is not part of any historic district within the City of Redlands. It is located in an area of the City populated with both historic and modern buildings of varying architectural styles. It was designed with no underlying theme other than to be cost effective and utilitarian. It makes no contribution to any nearby historical buildings. Consequently, it does not appear eligible under Criterion K.

X. CONCLUSIONS AND RECOMMENDATIONS

A. Cultural Resources

The results of the background research, field survey and architectural/historical analysis indicate that neither of the two buildings that may be affected by the project appear to be historically or architecturally significant. Consequently, neither appear eligible for listing in the California Register of Historic Resources (CRHR) or for local listing pursuant to City criteria. Therefore, no additional work in conjunction with cultural resources is recommended for either Safety Hall or the San Bernardino County Branch Building.

B. Discovery of Human Remains

In the event that human remains are encountered during the course of any future development, California State Law (*Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code*) states that no further earth disturbance shall occur at the location of the find until the San Bernardino County Coroner has been notified. 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).

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TAN, WEIQUAN

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- 2008b Re: Redlands Police Dispatch Building. Follow-up structural inspection report for the Municipal Utilities and Engineering Department, City of Redlands dated August 15, 2008. W. Tan Engineering, San Bernardino

WHITE, LAURA S., ROBERT S. WHITE AND DAVID VAN HORN

- 2013 *Historic Building Assessment For The Cerritos College 2011 Facilities Master Plan, Norwalk, Los Angeles County*. Unpublished manuscript on file with Archaeological Associates, Sun City



Plate I. Top: Oblique view looking north at Safety Hall (212 Brookside Avenue).
Bottom: Westerly view of perforated, concrete block screen attached to the façade of Safety Hall.



Plate II. Top: Westerly view of turret or tower housing council chambers at Safety Hall.
Bottom: East view of curved concrete block wall enclosing council chambers.



Plate III. Top: Streamline Moderne turret enclosures attached to the Liberal Arts building at Cerritos College masking seismic retrofit from view. **Bottom:** Oblique view of Safety Hall north elevation.



Plate IV. Top: Northwesterly view of Safety Hall south elevation.
Bottom: Southwesterly view of Safety Hall west elevation.



Plate V. Top: North view of County Branch Building façade (216 Brookside Avenue).
Bottom: Northeasterly view of western portion of County Branch building façade (south elevation).



Plate VI. Top: Close-up of perforated cast concrete block screen attached to eastern portion of the County Branch Building. **Bottom:** Oblique view of decorative screen showing the curved, convex shape.



Plate VII. Top: Oblique view of the County Branch Building's north elevation.
Bottom: Close-up of the County Branch Building's north elevation entrance.



Plate VIII. Top: West facing view of the County Branch Building east elevation.
Bottom: Oblique view of the County Branch Building's west elevation.

ARCHAEOLOGICAL ASSOCIATES

STATEMENT OF QUALIFICATIONS FOR ARCHAEOLOGICAL, HISTORICAL AND PALEONTOLOGICAL SERVICES

Submitted to:

Vantage One Real Estate Investments, LLC
4 Corporate Plaza Drive #210
Newport Beach, CA 92660

Attention:

Mr. Tom Robinson

April, 2018

Archaeological Associates
P.O. Box 180
Sun City, CA 92586

Tel: (951) 244-1783
Fax: (951) 244-0084

\email: archaeological_associates@hotmail.com

INTRODUCTION

Archaeological Associates is dedicated to providing a wide variety of services relating to archaeological, historical and paleontological services:

- * Archaeological/Historical Surveys for CEQA and NEPA Compliance
- * Pre-Construction Paleontological Surveys
- * National Register Eligibility Determinations
- * Section 106 Consultations
- * Records and Literature Searches
- * Significance Assessments and Test Programs
- * Research Designs and Mitigation Programs
- * Major Archaeological and Paleontological Excavation Services
- * HABS/HAER Programs
- * Construction and Demolition Monitoring Services
- * Exhibit and Display Design and Arrangement

In continuous business since 1977, Archaeological Associates (AA) is a cooperative of professionals who work independently on small projects and collectively on more demanding jobs. Based in the Sun City area of Riverside County since 1981, AA has written hundreds of cultural resource/paleontological studies for environmental impact reports. In addition, it has designed and completed significance assessment programs on the federal, state and local agency levels. In 1986, AA conducted one of the largest privately sponsored excavations of prehistoric archaeological material to be performed in southern California.

Our most well-known historical project was the restoration of the Ramon Peralta Adobe which is currently open to visitors in Anaheim Hills. Our staff selected the artifacts and designed the exhibit that is currently on display in the reconstructed building. AA also supplied the technical data used by the architects to design the restoration of the original adobe building.

STAFF

Robert S. White, BA, is AA's Principal and is a Riverside and Orange County Certified Archaeologist. He has extensive experience in all aspects of cultural resource management and has conducted literally hundreds of Cultural Resource Investigations throughout southern California. He has a long term working relationship with Native Americans and is intimately familiar with all state and federal compliance guidelines.

Richard Guttenberg, MA, is a Register of Professional Archaeologists Certified Archaeologist and serves as one of AA's Principal Archaeologists/Project Managers. He is also a Orange, and Riverside County Certified Archaeologist with twenty years of experience in directing all phases of archaeological investigations. Mr. Guttenberg has extensive experience with cultural resource compliance with regard to CEQA, NEPA, Section 106, and various other local criteria

Dr. John Minch is a Professional Geologist (State of California #3269), Certified Paleontologist and AA's Principal Paleontologist. He received his Ph.D. in Geology and Stratigraphy from the University of California at Riverside in 1972. From 1972-1993 Dr. Minch was Professor of Geology at Saddleback College in Mission Viejo. He over 35 years of experience in directing all phases of paleontological investigations in southern California. Dr. Minch has contributed to over three hundred EIRs and remediation/resource studies. He has conducted numerous paleontological investigations in Riverside County.

Other members of the regular staff include Trevor A. Freeman who does our custom mapping, lithic analysis and graphics work, Susan Klein and Carrie Lambert (field archaeologists/paleontologists). In addition, AA maintains a list of part-time staff, consisting of both professionals and students who are available for field and laboratory work as needed.

FACILITIES

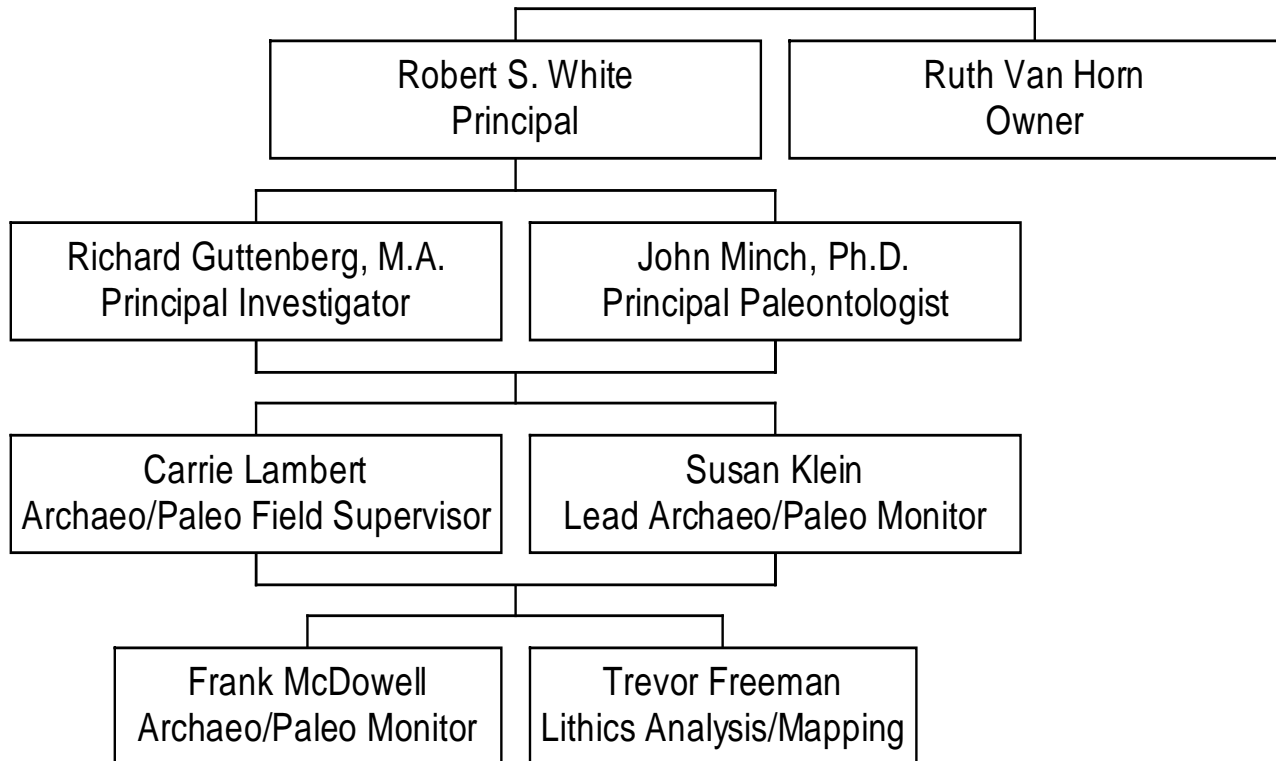
Archaeological Associates' facilities are located in the Sun City (Menifee) area of Riverside County, California. They include a 2700 square foot office and laboratory, a 770 square foot shop, and a 240 square foot research library. All of our facilities are owned by the company.

FIELD EQUIPMENT

In addition to its offices and library, AA's California office maintains a complement of field equipment that includes augers, a backhoe, trucks, trailers, bobcats, etc. Several members of AA's staff are capable equipment operators with experience in the excavation contracting business. AA also conducts land survey work in conjunction with cultural resource operations. The company operates its own obsidian hydration dating laboratory.

ARCHAEOLOGICAL ASSOCIATES

Organizational Chart



Furthermore, the company has built a high-capacity hydraulic screening system capable of processing up to 20 cubic yards of backdirt per day. This enables us to excavate very large quantities of deposit at a fraction of the time and cost entailed in conventional means. AA also offers in-house land survey capabilities and has generated our own topographic sheets for previously unsurveyed areas.

INSURANCE

Archaeological Associates maintains a high level of full-coverage insurance intended to meet any reasonable project requirements. Presently, we carry:

- 1) \$2,000,000. General Liability (includes hired car)
- 2) \$1,000,000. Workers Compensation
- 3) \$1,000,000. Professional Liability

EXPERIENCE

Archaeological Associates has contributed to a myriad of successful building projects including the Hughes Aircraft Company Headquarters Building in Los Angeles, the San Diego Pipeline, and the new Levi Campus of Loyola Marymount University. The company has also provided services to residential and commercial development firms throughout southern California.

We have also served numerous municipal and county governments. We will be pleased to provide general or specialized references upon request.

ARCHAEOLOGICAL ASSOCIATES

RÉSUMÉ OF

ROBERT S. WHITE

Principal, Archaeological Associates

Mr. White joined Archaeological Associates in 1983, and served as the firm's Director beginning in 1991. After 30-years of full-time service to Archaeological Associates, he became the firm's Principal in 2013. Mr. White has extensive experience in many aspects of cultural resource management, including but not limited to, project administration, field survey, excavation, lab analysis, land survey and cartography, archival research, budgeting, planning, and report writing/production. In those jurisdictions requiring professional certification, Mr. White is certified by the Counties of Riverside and Orange to conduct all phases of archaeological investigation. He also meets the criteria to perform work in the Counties of San Diego, Los Angeles, Ventura and San Bernardino.

Since 1983, Mr. White has conducted well over 500 prehistoric and historic archaeological investigations in Riverside, San Bernardino, Los Angeles, Orange, Kern, San Diego, Imperial, Sonoma, and Inyo Counties. Additionally, in concert with colleague Dr. David Van Horn, they have pioneered innovative techniques that revolutionized data recovery programs on large, low-density archaeological sites.

EDUCATION

B.A., Liberal Studies (emphasis in Anthropology), California State University Long Beach, 1987
A.A., Liberal Arts, Los Angeles Harbor College, 1977

PROFESSIONAL HISTORY

Archaeological Associates, Director, 1991-2013, Principal, 2013 to Present
John Minch and Associates, Inc., Senior Project Archaeologist, 1983 to Present
Riverside County Approved Archaeologist #164
Orange County Approved Archaeologist

PROFESSIONAL AFFILIATIONS

American Committee for the Preservation of Archaeological Collections (ACPAC)
Pacific Coast Archaeological Society

PUBLICATIONS

Van Horn, David, Laura S. White, and Robert S. White 2005 The Prehistory of Gretna Green, a

P.O. Box 180 Sun City, CA 92586 Tel: (951) 244-1783 Fax: (951) 244-0084
email: archaeological _associates@hotmail.com

Site in Northern San Diego County, pp. 145-168 IN: Onward and Upward! Papers in honor of Clement W. Meighan (Keith L. Johnson, editor). Stansbury Publishing, Chico.

White, R.S. 1991. Prehistoric Fire-Making Techniques of California and Western Nevada. Pacific Coast Archaeological Society Quarterly, Vol. 27, No. 1, pp. 27-38.

Van Horn, D.M. and R.S. White 1986 Some Techniques for Mechanical Excavation in Salvage Archaeology. Journal of Field Archaeology, 13:239-244.

TRAINING

Tortoise Awareness Training. Joshua Tree, San Bernardino County (September, 2008).

SB 18 Consultation Seminar. Riverside (December, 2005). Offered through the Governor's Office of Planning and research et. al.

Architectural/Historical Experience

The following list of projects, while not complete, serves to document Mr. White's experience in architectural/historical research and evaluation.

- * City of South Pasadena Community Center Rehabilitation Project, Los Angeles County (2018-in progress). NRHP and CRHR evaluations for the City's Community Plunge Building (locally designated historical landmark).

- * City of Ontario Phase I and II Cultural Resource Assessments of the 135-Acre West Ontario Commerce Center Specific Plan, San Bernardino County (2017). NRHP, CRHR and local evaluations of two mid-twentieth century dairy operations.

- * City of Ontario Phase II Historical and Architectural Significance Evaluations for six properties within the 199 acre Armstrong Specific Plan, San Bernardino County (2016). NRHP, CRHR and local evaluations.

- * City of Diamond Bar Architectural and Historical Significance Assessment of California Bicentennial Home located at 22702 Timbertop Lane, Los Angeles County (2016). NRHP and CRHR evaluations for a showcase house designed by architect Raul Garduno.

- * City of Lake Elsinore Historical and Architectural Evaluation of the Delaney Ranch House Complex, Riverside County (2013), NRHP and CRHR evaluations.

- * Ranchero Road and BNSF Grade Separation Project, City of Hesperia, San Bernardino County (2007). This road improvement project included Section 106 compliance for all residential and commercial properties located along a 7700-foot portion of roadway. HPSR and HAER for *Caltrans* District 8.

* West Adobe, City of La Quinta, County of Riverside (2006-2007). Undertaking comprised an initial survey and subsequent determination of California Register of Historical Resources eligibility for the West Adobe (1926).

* TERI Project, San Marcos, County of San Diego (2003-2008). Project entailed an initial survey of the 20-acre Merriam Ranch and subsequent determinations of eligibility for both the National Register of Historic Places and the California Register of Historical Resources. A total of six buildings and structures were assessed for this project including the 1889 Merriam Ranch House (La Mesita) and an assortment of five associated outbuildings (barn, 2 cabins, storage shed, and privy toilet).

* Kraemer House, City of Placentia, County of Orange (2003-2004). Undertaking comprised an Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) for the Gilbert Kraemer House (1920). The project entailed an extensive architectural assessment of the estate house, hand-measured scale drawings, detailed family history and archival photographs (large and medium format).

* Mission San Juan Capistrano Zanja, City of San Juan Capistrano, County of Orange (2002). Undertaking comprised initial identification, excavation, and documentation of the Mission San Juan Capistrano's Trabuco aqueduct (early 19th century). This buried feature was exhaustively researched and documented by the excavation of certain sections of the aqueduct complete with detailed drawings, photographs and narrative report.

* KEHE/KFI Radio Broadcast Studio Building, 141 N. Vermont Avenue, City of Los Angeles, Los Angeles County (2002). The project included a HABS/HAER study of the National Register eligible Radio Broadcast Studio Building (1936). The project entailed an extensive architectural assessment of the facility, hand-measured scale drawings, archival photographs, as well as a detailed history of Earle C. Anthony and radio station KFI.

* Spring Mountain Ranch, Highgrove, Riverside County (2002). Project entailed a focused survey, history and subsequent determinations of eligibility for the Eureka and Vivienda Ranch complexes. A total of six buildings and structures (early 20th century) were evaluated for both the NRHP and CRHR. Several of the buildings were constructed by Ethan Allen Chase, noted early 20th century citrus rancher in Riverside County.

* Fay Jackson Residence, 1325 S. Van Ness Avenue, City of Los Angeles (2002). Los Angeles Unified School District and Chattel Architecture, Planning & Preservation, Inc. Conducted determinations of eligibility with emphasis on in-depth archival research for the residence of this important African-American journalist.

* Ramona Avenue Grade Separation Project, City of Montclair, San Bernardino County (2000). Section 106 compliance for all residential and commercial properties located within a 1/2-mile street widening program. HPSR and HASR for *Caltrans* District 8.

* Covina Transit Center, Covina, Los Angeles County (2000). Section 106 consultation intended to ascertain National Register eligibility and California Register of Historical Resources eligibility of all structures on several city blocks. Included early 20th century school converted to Masonic temple. Foothill Transit and the City of Covina.

* Casa Ramona School, City of San Bernardino, San Bernardino County (1999). Determinations of eligibility for the National Register of Historic Places and the California Register of Historical Resources. Research on architecture of David Witmer, chief architect of the Pentagon and noted early 20th century southern California school architect. County of San Bernardino Department of Planning and Building Services.

* Los Angeles County Metropolitan Transit Authority (MTA) Metro Red Line Mid-City Project, Los Angeles (1996-1999). Historic and architectural evaluations of approximately 600 buildings and structures, including an electric railway bridge, that lay above and adjacent to three alternative subway routes in the Mid-City section of Los Angeles. Of the 600 buildings and structures with the project area, approximately 450 required full historic and architectural evaluations in order to make determinations of eligibility for the National Register of Historic Places. The project was conducted in consultation with the State Historic Preservation Officer (SHPO), *Caltrans* District 7, the Federal Transit Authority, the U.S. Department of Transportation (DOT) and the MTA.

* Foothill Boulevard (Route 66) Improvement Project, Rancho Cucamonga, San Bernardino County (1993). Historic Properties Survey Report (HPSR). Section 106 compliance on a 1.5 mile length of old Route 66. City of Rancho Cucamonga and *Caltrans* District 8.

* Master Campus Development Plan of Claremont Graduate School, Claremont, Los Angeles County (1993). Historic and architectural evaluations, and determinations of NRHP eligibility of approximately 30 campus buildings. Department of Community Development, City of Claremont.

* Chapin Adobe, City of Indian Wells, Riverside County (1989). Conducted both test and salvage archaeological investigations of the Chapin Adobe. This interesting structure, which belonged to one of Indian Well's first white immigrant families, existed only as "melted" foundations at the time the study commenced. Based upon the archaeological evidence and historical information and photographs acquired with the help of the Chapin family, we were able to reconstruct the entire building on paper. This study provided some surprising data on adobe building techniques employed by the early settlers of the Coachella Valley. City of Indian Wells.

Curriculum Vitae
Richard Bryan Guttenberg

Archaeological Associates
P.O. Box 180
Sun City, CA 92586

rguttenberg@jma-ca.com

EDUCATION

Master of Arts

M.A. Anthropology – emphasis in Archaeology, 2014, California State University Los Angeles.

Geographic Information Systems Certificate, 2014, California State University Los Angeles.

Post-Baccalaureate Education

Identification and Evaluation of Mid-20th-Century Buildings, May 2010, National Preservation Institute.

Bachelor of Art in Anthropology

Emphasis in Archaeology, 1997, California State University, Long Beach. □

RESEARCH INTERESTS

California archaeology and ethnohistory, hunter/gatherer maritime adaptations, Channel Islands archaeology, emergence of complex societies, prehistoric migrations, lithic technology, GIS and spatial analysis, remote sensing, architectural history.

HONORS AND AWARDS

Scholarship and Award Recipient, 2010. Administered by California State University, Los Angeles

Special Recognition in Graduate Studies, 2010, Administered by California State University, Los Angeles.

Cotsen Fellowship, Summer 2010, Administered by California State University, Los Angeles.

Member, Phi Kappa Phi Honor Society.

PROFESSIONAL EXPERIENCE

1997-Present Vice President-Cultural and Natural Resources, JMA-John Minch and Associates, Inc., 26623 Sierra Vista Mission Viejo, CA 92692

Serves as Vice President and senior project manager with over thirteen years of experience

working in environmental regulatory compliance. Project experience includes cultural / paleontological resource management and biological services in as many as 14 counties throughout California. Current duties include the planning, management and implementation of environmental consulting services and regulatory documentation for a variety of private and municipal projects with multiple Stakeholders. Seven years of management experience in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), Section 106 consultations, Native American consultations, and scoping, Historic American Building Survey and Historic American Engineering Record (HABS/HAER), Storm Water Pollution Prevention Plans (SWPPP) and inspection of Best Management Practices (BMP), and the Migratory Bird Treaty Act (MBTA). Works directly with several Principal Investigators and serves as lead contact for clients. Experience coordinating with local, state and federal agencies including: the City of Los Angeles, Sanitation Districts of Los Angeles County, State Water Resources Control Board – Los Angeles, South Coast Air Quality Management District, California Energy Commission, California Coastal Commission, California Department of Fish and Game, Army Corps of Engineers, United States Fish and Wildlife Service, and the United States Environmental Protection Agency.

Other responsibilities include the hiring, training, and scheduling of field staff, management of field and laboratory materials and equipment, curation, preparation, and analysis of archaeological and paleontological collections, performing assessments of archaeological and paleontological resources, archaeological record searches, design and implementation of archaeological and paleontological monitoring programs, archaeological site recordation and reporting, report writing and editing, GIS mapping and analysis, and business marketing.

RESEARCH AND FIELD EXPERIENCE

Project Manager: Phase I Archaeological Survey, CH2M Hill for National Aeronautics and Space Administration (NASA) – Santa Susana Field Laboratory (SSFL), Canoga Park, CA. 2014 - present.

Designed, managed, and implemented a cultural resources Phase I survey of the NASA administered areas at the SSFL. Assisted in coordinating Native American Stakeholder consultations, co-authored project documentation, constructed GIS maps and figures, and assisted with archaeological site recordation. Currently manages and coordinates a large crew of archaeological monitors for soil sampling and remediation activities at SSFL.

Project Manager: Phase I Archaeological Survey, Boeing Company, SSFL, Canoga Park, CA. 2013 – present.

Designed, managed, and implemented a cultural resources Phase I survey of the Boeing administered areas at the SSFL. Assisted in coordinating Native American Stakeholder consultations, co-authored project documentation, constructed GIS maps and figures, and assisted with archaeological site recordation. Currently manages and coordinates a large crew of archaeological monitors for soil sampling and remediation activities at SSFL.

Project Manager: Archaeological / Paleontological Services and Environmental Compliance, Republic Services, Inc., Sunshine Canyon Landfill, Sylmar, CA. Summer 2005 – present.

Project manager duties include assessment, coordination and implementation of biological,

archaeological, and paleontological investigations for City Landfill extension, responsible for daily groundwater quality sampling and weekly reporting of collected samples, coordination of migratory nesting bird surveys, management of workplace air quality study, scheduling, and client and agency coordination, and annual reporting.

Project Manager: Archaeological Monitoring Program, Santa Susana Field Laboratory, HydroGeoLogic, Inc., Building 204, 5800 Woolsey Canyon Rd., Canoga Park, CA, 91304. Spring 2010 – present.

Designed, managed, and implemented a cultural resources monitoring and protection plan for a radiological sampling investigation conducted by the Environmental Protection Agency and the United States Department of Energy. Assisted in coordinating Section 106 and Native American Stakeholder consultations, co-authored project documentation and constructed GIS maps and figures. Managed and coordinated a large crew of archaeological monitors, and assisted with archaeological site recordation.

Project Manager: Archaeological – Paleontological Services, El Segundo Repowering Project, NRG Energy, Inc., 301 Vista Del Mar, El Segundo, CA 90245. Winter 2005 – present.

Managed and assisted with the design and implementation of both a Cultural and Paleontological Resources Monitoring and Mitigation Plan (CRMMP/PRMMP) for the redevelopment of the El Segundo Power Plant. Assisted with regulatory documentation in compliance with the California Energy Commission. Managed and directed archaeological and paleontological resource monitoring of heavy construction activities.

Project Manager: Archaeological – Paleontological Investigation, Chatsworth Reservoir Wetland Restoration Project, Republic Services, Inc. 2005 – Present.

Assisted with design of archaeological and paleontological investigation, records search of cultural resources, participation in field reconnaissance survey, co-author of survey report, client and agency coordination.

Project Manager/Field Director: Archaeological and Paleontological Investigations, Sanitation Districts of Los Angeles County, various projects, Spring, 2008 –present.

Ongoing management of various projects concerning cultural and paleontological resources, record searches, assessments, monitoring, client and agency coordination.

Research Assistant: California State University Los Angeles, San Nicolas Island Field School, Summer 2010.

Conducted archaeological fieldwork and laboratory analysis including excavation, screening, mapping, and collection of GPS data with Trimble GeoXH. Principal investigator is Dr. René Vellanoweth.

Research Assistant: California State University Los Angeles, San Nicolas Island Field School, Summer 2009.

Conducted archaeological fieldwork and laboratory analysis including excavation, screening, and record keeping. Principal investigator is Dr. René Vellanoweth.

Field Director / Archaeological and Paleontological Monitor: Saddlewood Residential Housing Project, Standard Pacific Homes, Inc., Walnut, CA, Winter 2005 – Summer 2007.

Archaeological and Paleontological resource monitoring, fossil preparation, curation, mapping, and report editing.

Biological Monitor: Browning Ferris Industries, Inc. / Allied Waste, Inc, Sunshine Canyon Landfill, Spring 2004 – Summer 2006.

Biological monitoring of City Landfill expansion project, monitoring and inspection of heavy construction activities associated with a CDF&G 1603 Streambed Alteration Agreement, ACOE 404 Agreement, groundwater sampling and reporting, assistance with coordination of ornithological mist-netting, and wildlife trapping and re-location.

Field Director / Archaeological Paleontological Monitor: Whispering Hills Residential Housing Project and San Juan Hills High School, Concorde Development, Inc., San Juan Capistrano CA, Summer 2003 – Winter 2005.

Field reconnaissance survey, archaeological salvage excavation, archaeological / paleontological monitoring, paleontological salvage, fossil preparation, curation, mapping, report editing.

Field Director / Paleontological Monitor: Various projects, Temecula, CA, Spring 2002 – Spring 2004.

Paleontological resource monitoring and salvage on various small projects in Temecula, Wildomar, and French Valley, Riverside County, CA. Assisted with editing and production of final monitoring reports.

Field Director: Archaeological/Paleontological Investigation, Vista Del Verde Residential Development and Black Gold Golf Course, Villages III and IV, Toll Brothers, Inc., Yorba Linda, Orange County, CA, Winter 2003 – Fall 2003

Assessment, coordination, and implementation of archaeological / paleontological investigation designed for large residential golf course development, archaeological / paleontological monitoring, laboratory analysis, curation, mapping, and report editing.

Field Director: Mission San Juan Capistrano's Trabuco Aqueduct, City of San Juan Capistrano, Orange County. Winter 2002.

Archaeological monitoring of grading activities that uncovered Mission-era feature and led to the identification of the aqueduct. Project Manager/Field Director duties include direct assistance to the Principal Investigator in study to discover, excavate, and record the physical remains of the historic feature, an early 19th century aqueduct that served The Mission San Juan Capistrano.

Field Director: Paleontological Investigation, California Fiber Optic Cable Project, Williams Communications, Inc., Counties of Contra Costa, Mendocino, Nevada, Placer, Sacramento, Solano, Sonoma, Washoe, and Yolo. Winter 1999 – Fall 2000.

Direction, coordination, and implementation of paleontological investigation designed for multi-county installation of fiber optic cable in Northern California. Paleontological monitoring, training and staffing. Provided logistical support for field crew along several hundred miles of linear alignment/right-of-way.

Field Director: Archaeological/Paleontological Investigation, Vista Del Verde Residential Development and Black Gold Golf Course, Villages I and II, Toll Brothers, Inc., Yorba Linda, Orange County. Spring – Fall, 1999.

Participated in pre-construction field reconnaissance survey, assessment, coordination, and implementation of archaeological / paleontological investigation designed for large residential golf course development, archaeological / paleontological monitoring, laboratory analysis, curation, mapping, and report editing.

Field Director / Paleontological Monitor: Various projects, Orange and Los Angeles County, CA, Spring 1998 – Spring 1999.

Archaeological and Paleontological resource monitoring and salvage on various small projects in Simi Valley, Sylmar, Newhall, Anaheim Hills, and Diamond Bar, CA. Assisted with editing final monitoring reports.

Field Archaeologist / Paleontologist: Archaeological/Paleontological Investigation, Ocean Trails, LLC / Trump National Golf Club, Golf Course and Residential Development, Palos Verdes, Los Angeles County. Winter 1998 – Summer 2002.

Participated in all aspects of the investigation including: survey, monitoring, excavation, wet screening, artifact identification, laboratory analysis, and artifact preparation and curation.

Field Archaeologist: Archaeological Investigation, San Buenaventura Mission – Holy Cross Parish School, Los Angeles Catholic Archdiocese, City of Ventura, Ventura County. Summer 1997.

Participated in all aspects of the investigation including: survey, monitoring, excavation of pre-historic components as well as Spanish Colonial architecture, wet-screening, identification, record keeping, laboratory analysis, and artifact preparation and curation.

PRESENTATIONS

1996 Symposium on remote sensing techniques in archaeology. Research paper presented at the 30th annual meeting of the Society for California Archaeology, Bakersfield, California, April 3–6.

2011 Symposium on GIS as a Tool for Intrasite Spatial Analysis at CA-SNI-25, San Nicolas Island, CA. Research paper presented at the 76th annual meeting of the Society for American Archaeology, Sacramento, California, April 1st.

PAPERS and PUBLICATIONS

2013 **Richard B. Guttenberg**, René L. Vellanoweth, William E. Kendig, Rebekka G. Knierim, and Steven J. Schwartz, Geographic Information Systems as a Tool for Analyzing Intrasite Spatial Variability on San Nicolas Island. In *California's Channel Islands: The Archaeology of Human-Environment Interactions*, edited by C.S. Jazwa and J.E. Perry, pp. 97-112. University of Utah Press, Salt Lake City.

2009 **Richard B. Guttenberg** and Ray Corbett, *Cultural Resource Monitoring and Mitigation Plan for Excavations at the Arco/British Petroleum Carson Refinery, City of Carson, California*. Unpublished report on file, British Petroleum Refinery, City of Carson, California.

2010 Ray Corbett and **Richard B. Guttenberg**, *Substation 25 Replacement Project, Cultural Resources Final Monitoring Report (LAN-2682), City of Carson, California*. Unpublished Report on file, British Petroleum Refinery, City of Carson, California.

2010 **Richard B. Guttenberg** and Ray Corbett, *Cultural Resources Assessment, Santa Susana Field Laboratory, Area IV Radiological Study, Ventura County, CA*. Unpublished report on file, United States Environmental Protection Agency, Region 9, San Francisco, California.

2010 **Richard B. Guttenberg** and Ray Corbett, *Project Description and Cultural Resources Assessment, Santa Susana Field Laboratory, Northern Undeveloped Lands Radiological Study, Ventura County, CA*. Unpublished Report on file, United States Environmental Protection Agency, Region 9, San Francisco, California.

PROFESSIONAL AFFILIATIONS

Society for American Archaeology
Society for California Archaeology
Pacific Coast Archaeological Society
Los Angeles Conservancy

**RÉSUMÉ OF
JOHN A. MINCH
PALEONTOLOGIST**

John A. Minch, Ph.D. is a geologist-paleontologist and founder of John Minch and Associates, Inc. He has contributed to hundreds of EIR's by conducting and writing remediation and resource studies involving geological and paleontological surveys in California. Since receiving his Ph.D. in geology and paleontology from the University of California at Riverside in 1972 he has published in excess of 450 technical papers, geologic maps, guides, articles and books relating to geology, paleontology, and Baja California. Dr. Minch has conducted extensive research in the western United States and Mexico and is an accomplished, expert geologist recognized for his wide range of experience and expertise in oil geology, paleontology, and taxonomic identification and analysis. He is an active member of the Geological Society of America, Society of Economic Paleontologists and Mineralogists, and the American Association of Geologists. He is a Professional Geologist, State of California #3269 and a Certified Paleontologist.

CREDENTIALS

California State Professional Geologist: PG (No. 3269)
Certified Paleontologist

EDUCATION

Ph.D., University of California, Riverside, in geology and stratigraphy, June 1972, Riverside, CA
M.S., San Diego State University in geology and paleontology, June 1966, San Diego, CA
B.A., San Diego State University in economic geology, June 1964, San Diego, CA

PROFESSIONAL HISTORY

John Minch and Associates, Inc.: 1974-Present, Principal, Paleontologist, Environmental Resource Investigations.
Santa Barbara Museum of Natural History: 2002 - Present. - Dibblee Geologic Map Editor
Saddleback College: 1972 - 1993 - Professor of Geology

PROFESSIONAL AFFILIATIONS

American Association of Petroleum Geologists
Geological Society of America
Society of Economic Paleontologists and Mineralogists
San Diego Association of Geologists
Association of Environmental Planners
Sociedad Geologia Peninsular

SIGNIFICANT PROFESSIONAL SERVICE

Pacific Section representative to National AAPG Advisory Council (2005-2009).

Chairman of the Board of Trustees: Orange County Natural History Association (1992-1994).

President of Board of Trustees: Orange County Museum of Natural History (1990-1992,1996-1997).

Member of Board of Trustees: Dibblee Geological Foundation (1989-Present).

General Chairman of 49th(1974) and 59th(1984) Annual Conventions of the Pacific Sections of the AAPG-SEPM-SEG in San Diego.

General Chairman of 81st (1996) Annual National Convention of the AAPG-SEPM, in San Diego.

CARRIE ELIZABETH LAMBERT

EDUCATION

- 1998 Bachelors of Science in Anthropology (Archaeology); University of California, Riverside.
1993 Associates of Art Degree, Anthropology; San Diego City College.
1991 Associates of Art Degree, Commercial Art; San Diego City College.

WORK EXPERIENCE

April 20, 2011 **San Diego Natural History Museum**

Aug 15, 2013 P.O. Box 121390
San Diego, CA 92112-1390

Paleontological Specialist II; Department of Paleo Services
Paleontological field monitor

Lab technician, cataloging of fossils, and field work.

Sunrise powerlink project, SDG&E Encina Substation; monitoring.
Fairbanks Country Villas; monitoring.
SDG&E TL680A Reconductor Project; monitoring.
SDG&E Substation; Rancho Mission Viejo Substation; monitoring
San Marcos High School; monitoring

Sep 12, 2009- **Tierra Environmental Services, Inc**

Present (on call) 9915 Business Park Avenue Suite C
San Diego, Ca 92131

Paleontological / Archeological monitoring
Certified by the county of San Diego for monitoring

Lab technician; archaeological computer data entry,
Analysis of artifacts, field work, site surveys, cataloging of artifacts, on site
illustrations and photography.

Caltrans SR-76; Archeological monitoring
Cannon and Collage Rd; High School site; Archeological monitoring
Salton Sea, Land Management; Field work, excavation, illustration, lab
technician, data
entry

Riverside County; Archeological survey.

Oct 9, 2000- **Brian F. Smith and Associates**
2008 Archaeological and Historical Consulting
14678 Ibex Court
San Diego, CA 92129

Paleontological / Archeological monitoring
Certified by the county of San Diego for monitoring

Feb 3, 1994- Lab technician; crew chief, archaeological computer data entry, report editing,
Dec 8 1995 analysis of artifacts, field work, site surveys, cataloging of artifacts, lithic
illustrations and photography. Trained new personnel on shell identifications,
lithic analysis, and cataloging and laboratory procedures.

1178 Carlsbad Ranch Project; Testing, excavation, CA-SDI-6132; 10, 671.
Elijo Pipeline; Cataloging and shell identification, W-65.
Poinsettia Shores; Lithic illustrations, artifact photography.
Carmel Valley Ranch; Artifact analysis, shell identification, cataloging, CA-SDI-
Scripps Poway Parkway; Lithic analysis, sorting artifacts, CA-SDI-4608C.
Otay Ranch; Cultural Resource Assessment, Archaeological survey, excavation.
Rose Canyon Project; Crew chief, supervised organization of artifacts in the field,
cataloging, data entry, CA-SDI 10,437; 11; 783; 12,556; 12,557; 12,558.

Museum of San Bernardino County
2024 Orange Tree Lane
Redlands, California 92374
Gerald T. Braden; Research Biologist

June 17, 1997- Field Biologist, independent work trapping small mammals, including handling
2001 endangered species. Identifying small mammals throughout San Bernardino County.
Conducted Raptor surveys. Identified and recorded plant species on extensive
botany project. Data entry (excel).

Paleontological monitor; East and West Dam, reservoir project. Hemet California,
Metropolitan Water District.

Manager of field notes, on-site map illustrations, site photographer, excavation of
sites, lab technician, preparation of fossils (set in jackets), data entry, cataloging.

Dec 8, 1998- **E2M engineering- environmental management**
2000 2430 Vineyard avenue, Suite 201
Escondido, California 92029
Alex N. Kirkish; Ma, RPA; Senior Archaeologist

Crew chief, monitor (fill in lead monitor), field excavator, process column samples and flotation of matrix, site photographer and illustrator, Levee Bridge project:

Marine Corps Base, Camp Pendleton; Crew chief, fill in lead monitor, excavator.

Poway project, Green Farm test site, Miramar. Archival record research. historic site.

Seep 22, 1997- **Statistical Research, Inc.**

Nov. 20, 1998 Cultural Resource Management Consultants
535 W. State St., Suite J
Redlands, CA 92373-0123
Donn R. Grenda; Director, California office

Lithic Illustrator

Oct 10, 1995 - **Archaeological Research Unit**

Sep 20, 1998 **University of California, Riverside**
Riverside, CA 92521
Dr. Matte C. Hall; Director

Lab technician, computer data entry, field work, archaeological survey, cartography, cataloging and analyzing historic and prehistoric artifacts.

Anza-Borrego Desert State Park, (ARU #1240); Crew Member, Survey.
CALTRANS, Inyo and Mono Counties, CA; Crew Member, Survey.
Death Valley project; Survey, filling out site records, lithic illustration
Calcite Mines project; Lab technician, excavation.

Oct 30, 1994- **Brian Mooney and Associates**

Dec 30, 1994 9903 Businesspark Ave
San Diego Ca

Lithic illustration for various sites in San Diego County.

May 8, 1994- **Ron Bissle**

Aug 14, 1994 23352 Madero, Suite J
Mission Viejo, CA 92691

Rose Canyon Project; Cultural Resource Assessment of Canyon Phase II, Excavation, CA-SDI-12, 558; 12,559.

Jan 18, 1990- **California Department of Transportation**

Dec 12, 1993 District 11

2829 Juan Street

P. O. Box 85406

San Diego, CA 92138-5406

ARCHAEOLOGY STUDENT FIELD ASSISTANT; Caltrans:

Chris White; Senior Environmental Planner

Archaeological field work, site surveys and excavations. Lithic illustrations and site photography.

REPROGRAPHICS; Caltrans:

Organized and prioritized reprographic requests, including engineering blueprints, briefs, letters and memos for all branch departments, using various types of reprographic machines.

GRAPHICS; Caltrans:

Designed logos, flyers and business memos, lithic illustrations and landscape renderings for Environmental Impact Reports (EIRs). Photographed sites for media special events, visual historical records and environmental mitigation reports.

CONSTRUCTION OFFICE ASSISTANT; Caltrans:

Assisted project construction engineers in preliminary audit work for interim and post audits of consultant contractors by inputting monthly invoice data (progress payment to contractor) into spreadsheets for comparison against budgeted and reimbursable amounts. Compared and verified contractors' labor invoices against State inspector's diary. Reviewed and audited contractors' billings for payment. Related invoices back to the initial cost proposals. Processed daily contract change orders.

FIDUCIARY ACCOUNTING ASSISTANT; Caltrans:

Managed banking relations for Accounting Analyst and audited all banking information for the department. Analyzed and prepared daily deposits including reviewing posted payments.

Contacted vendors, clients, and employees to determine whether payment schedules had been met. Assisted accounting office in clerical duties. Designed and maintained files for the Accounts Payable Department.

References available upon request.