



# 115, 125, 133 and 135 N. Pennsylvania Ave

## Historical Resource Assessment Report

*prepared by*

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*prepared for*

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340 West Valley Boulevard

Colton, California 92324

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# Table of Contents

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Executive Summary .....	1
1 Introduction .....	3
1.1 Project Description.....	3
1.2 Personnel .....	4
2 Regulatory Framework .....	7
2.1 National Register of Historic Places .....	7
2.2 California Register of Historical Resources .....	8
2.3 City of Colton Regulations Concerning Historic Resources and Historic Districts .....	8
2.3.1 Municipal Code .....	8
2.3.2 Certificates of Appropriateness .....	10
2.3.3 Cultural Resources Preservation Element .....	10
3 Historic Context .....	12
3.1 City of Colton.....	12
3.1.1 The Terrace District .....	13
4 Background Research .....	14
4.1 City of Colton Cultural Resources Preservation Element.....	14
4.2 City of Colton Historic Districts and Landmarks.....	14
4.3 Archival Research.....	16
5 Methods.....	18
5.1 Field Survey.....	18
6 Results.....	19
6.1 133 North Pennsylvania Avenue .....	19
6.1.1 Architectural Description.....	19
6.1.2 Property History.....	22
6.2 115 North Pennsylvania Avenue .....	24
6.2.1 Architectural Description.....	24
6.2.2 Property History.....	27
6.3 135 North Pennsylvania Avenue .....	28
6.3.1 Architectural Description.....	28
6.3.2 Property History.....	31
6.4 125 North Pennsylvania Avenue .....	32
6.4.1 Architectural Description.....	32
6.4.2 Property History.....	34
6.5 Alterations to the Subject Residences and Setting .....	35
7 Analysis .....	37
7.1 Significance Evaluations.....	37
7.1.1 133 North Pennsylvania Avenue.....	37
7.1.2 115 North Pennsylvania Avenue.....	38
7.1.3 135 North Pennsylvania Avenue.....	38

7.1.4	125 North Pennsylvania Avenue.....	39
7.2	Historic District Status.....	40
7.3	Certificate of Appropriateness for Demolition of a Structure in a Designated Historic District.....	41
8	Conclusions.....	43
9	References.....	45

**Tables**

Table 1 City of Colton Designated Historic Landmarks Within The Terrace District .....16

Table 2 133 North Pennsylvania Avenue Ownership/Occupancy History.....23

Table 3 115 North Pennsylvania Avenue Ownership/Occupancy History.....28

Table 4 135 North Pennsylvania Avenue Ownership/Occupancy History.....32

Table 5 125 North Pennsylvania Avenue Ownership/Occupancy History.....35

**Figures**

Figure 1 Proposed Project - Architect’s Rendering .....4

Figure 2 Project Vicinity .....5

Figure 3 Project Location .....6

Figure 4 115-135 N. Pennsylvania Ave Depicted on the Colton Historic Districts & Landmarks  
Map .....15

Figure 5 133 North Pennsylvania Avenue, Eastern Façade, View West .....20

Figure 6 133 North Pennsylvania Avenue, West (Rear) Elevation, View Southeast.....20

Figure 7 133 North Pennsylvania Avenue, North Elevation, View Southeast.....21

Figure 8 133 North Pennsylvania Avenue, Closeup of Siding .....21

Figure 9 133 N. Pennsylvania Ave on 1907 Sanborn Map .....22

Figure 10 115 - 135 N. Pennsylvania Ave and Ancillary Buildings on 1955 Sanborn Map.....23

Figure 11 115 North Pennsylvania Avenue, Eastern Façade, View West .....25

Figure 12 115 North Pennsylvania Avenue, East and South Elevations, View Northwest .....25

Figure 13 115 North Pennsylvania Avenue, West (Rear) Elevation, View Southeast.....26

Figure 14 115 North Pennsylvania Avenue, Closeup of Window and Siding Alterations .....26

Figure 15 115 N. Pennsylvania Ave at Southeast Corner of Property on 1911 Sanborn Map.....27

Figure 16 135 North Pennsylvania Avenue, Eastern Façade, View West .....29

Figure 17 135 North Pennsylvania Avenue, Western (Rear) Elevation, View East.....30

Figure 18 135 North Pennsylvania Avenue, Closeup of Alterations, View Northeast .....30

Figure 19 135 N. Pennsylvania Ave at Northeast Corner of Property on 1928 Sanborn Map.....31

Figure 20 125 North Pennsylvania Avenue, Eastern façade and South Elevation, View Northwest33

Figure 21 125 North Pennsylvania Avenue, West (Rear) Elevation, View East .....33

Figure 22 125 North Pennsylvania Avenue, Closeup of Alterations on South Elevation.....34

Figure 23 115-135 N. Pennsylvania Ave and Ancillary Buildings on a 1955 Aerial Photo .....36

## **Appendices**

Appendix A California Department of Parks and Recreation (DPR) 523 Series Forms

Appendix B Preparer's Qualifications

# Executive Summary

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Rincon Consultants, Inc. (Rincon) was retained by Amko Recycling LLC to conduct a historical resource assessment of four residential buildings at 115, 125, 133 and 135 North Pennsylvania Avenue in Colton, California (subject residences or properties). Located just north of Interstate 10 near the center of the city, the properties consist of three adjacent parcels (APNs 0162-134-09, 0162-134-24 and 0162-134-12) which are currently developed with four one-story, single-family residences constructed between 1901 and 1926. Historically, the three adjacent parcels and the vacant parcel abutting them on the west functioned as one large property before it was subdivided.

Background research confirmed the subject properties are located at the southeastern edge of a locally-designated historic district: the Terrace Historic District. Per the City of Colton (City)'s Cultural Resources Preservation Element, the district is considered historically significant "because it is Colton's first and largest citrus growing area and was the site of the first residential development in the Colton area."

The purpose of the historical resources assessment is to fulfill the requirements of the City of Colton Development Services Department and Municipal Code for a Certificate of Appropriateness application for a project which proposes demolition of structures in a designated historic district. The proposed project entails the expansion of the Amko Recycling facility in order to move its buy-back center, which is open to the public, to the west side of Pennsylvania Avenue. As part of the proposed project, the residences at 115, 125, 133 and 135 North Pennsylvania Avenue would be demolished. Assessment methods included archival research and an intensive-level survey of the subject properties. All work was prepared in accordance with the City's Development Service's requirements, Municipal Code, and Cultural Resources Preservation Element.

Based on the current historical resources assessment, Rincon finds that the properties at 115, 125, 133 and 135 North Pennsylvania Avenue are ineligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), and none of the properties satisfy the criteria to be individually designated as City of Colton Historic Landmarks.

As previously mentioned, the four buildings are located at the southeastern boundary of the locally-designated Terrace Historic District which is considered significant "because it is Colton's first and largest citrus growing area and was the site of the first residential development in the Colton area." Built at different times between 1901 and 1926, the subject properties are not representative examples of the first or earliest residential development in the neighborhood, district, or in the city. Local histories and archival records demonstrate residential development had occurred in the city as early as the 1870s and was concentrated a couple of blocks to the east in the vicinity of modern-day 7<sup>th</sup> and 8<sup>th</sup> streets by the late 1880s. Additionally, development of the once larger parcel with the four subject residences was complete by 1926, prior to the decline of citrus growing on The Terrace which was said to have begun in the 1930s as property owners converted their property to residential developments. Thus, the four subject residences are not representative of the shift from agricultural uses to suburbanization occurring in the 1930s and 1940s.

Consultation with the Colton Area Museum for research and information on the four subject residences established the four buildings are not considered to be historically or architecturally significant by the organization. In addition, Marian Murphy, Colton Area Museum Treasurer, noted

that the area historically referred to as “The Terrace” is commonly considered to encompass the area between Rancho and Pennsylvania avenues and Mill and Olive streets; thus, it would not extend as far south as J Street.

Altogether, the above evidence supports the proposition the four subject residences do not strongly contribute to the Terrace Historic District as the historic district is currently defined. Located at the southeastern edge of the historic district’s boundary, the properties are physically and visually separated from the majority of the district by West Valley Boulevard which, according to San Bernardino County Property Information Management System (PIMS) data and visual observation, contains many commercial and institutional properties constructed in the second half of the 20<sup>th</sup> century and through the early 2000s. Interstate 10, constructed in the 1950s immediately to the south of the subject residences, is also a large-scale modern intrusion affecting the character of the area.

Colton’s Cultural Resources Preservation Element relies on a historic resources survey and inventory completed in 1992. The Cultural Resources Preservation Element states the inventory must be updated periodically to be effective, and recommends that as part of the update, the survey should rank the structures within historic districts. The California Office of Historic Preservation (OHP) recommends historic resource surveys be updated if over five years old (California OHP 2020). In addition, as identified in Colton’s Cultural Resources Preservation Element, the City’s existing historic districts do not seem to adhere to OHP guidelines for identifying and documenting a historic district. As they are currently defined, the City’s existing historic districts may serve as local planning areas, but the available data to support the historic district does not meet current standards. Since nearly 30 years have transpired since Colton’s historic resources survey was conducted, a reassessment of the Terrace Historic District is recommended to document existing conditions; develop a historic context and significance evaluation; clearly define a period of significance, contributing properties, and boundary justification; and determine if there is any new information that may affect the previous finding.

The proposed project involves the expansion of the existing Amko recycling facility to move its buy-back center serving the public to the west side of Pennsylvania Avenue and includes the demolition of the properties at 135, 133, 125 and 115 North Pennsylvania Avenue. Rincon finds that due to a lack of significant associations and overall integrity, the subject properties do not appear eligible for listing in the NRHP, CRHR, or for designation as individual properties as City of Colton Historic Landmarks. Although a full survey and update of the Terrace Historic District was outside the scope of this study, Rincon’s preliminary analysis suggests the subject properties are not strong contributors to the existing Terrace Historic District and may be demolished without having a significant impact to the historic district. This report satisfies the City municipal code’s requirements for a Certificate of Appropriateness for demolition of a structure in a designated historic district so that findings 1 through 3 can be made. Rincon further recommends an updated survey of the Terrace Historic District be completed.

# 1 Introduction

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Rincon Consultants, Inc. (Rincon) was retained by Amko Recycling LLC to conduct a historical resource assessment of the four residential buildings at 115, 125, 133 and 135 North Pennsylvania Avenue in Colton, California (subject properties) (Figure 2). Located just north of Interstate 10 near the center of the city, the properties consist of three adjacent parcels (APNs 0162-134-09, 0162-134-24 and 0162-134-12) which are currently developed with four one-story, single-family residences constructed between 1901 and 1926 (Figure 3). Historically, the three adjacent parcels and the vacant parcel abutting them on the west functioned as one large property before it was subdivided.

Background research confirmed the subject properties are located at the southeastern edge of a locally-designated historic district: The Terrace District. Per the City of Colton (City)'s Cultural Resources Preservation Element, the district is considered significant "because it is Colton's first and largest citrus growing area and was the site of the first residential development in the Colton area." (City of Colton 2000).

The purpose of the historical resources assessment is to fulfill the requirements of the City of Colton Development Services and Municipal Code for a Certificate of Appropriateness application for a project which proposes demolition of the four single-family residences. The proposed project entails the expansion of the Amko Recycling facility which currently occupies the adjacent property on the north side of the alley and across Pennsylvania Avenue to the east. Assessment methods included archival research and an intensive-level survey of the subject properties. All work was prepared in accordance with the City Planning Division's requirements, and Municipal Code, and Cultural Resources Preservation Element.

## 1.1 Project Description

The proposed project would expand the existing Amko Recycling facility which presently occupies the property directly across the street to the east (340 West Valley Boulevard) and a property slightly to the north adjacent to the alley (157 North Pennsylvania Avenue). Implementation of the proposed project would entail constructing a new building in order to move Amko's buy-back center, which serves the public, to the west side of Pennsylvania Avenue, while maintaining its larger-scale services for commercial customers at the existing facility on the east side of Pennsylvania Avenue (See Figure 1). As part of the project, the four residences at 115, 125, 133 and 135 North Pennsylvania Avenue would be demolished and the vacant parcel abutting them on the west would be developed.

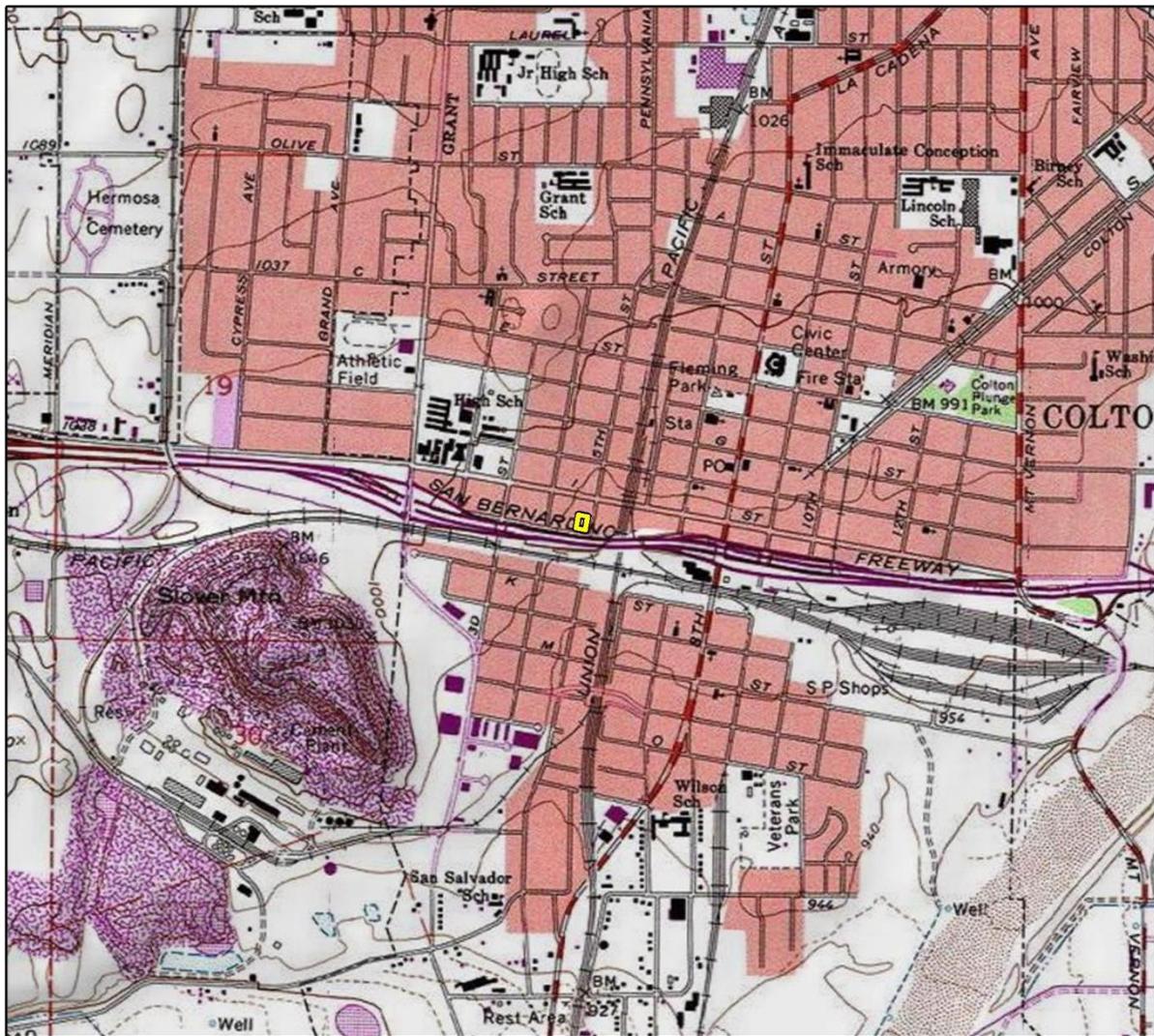
**Figure 1 Proposed Project - Architect's Rendering**



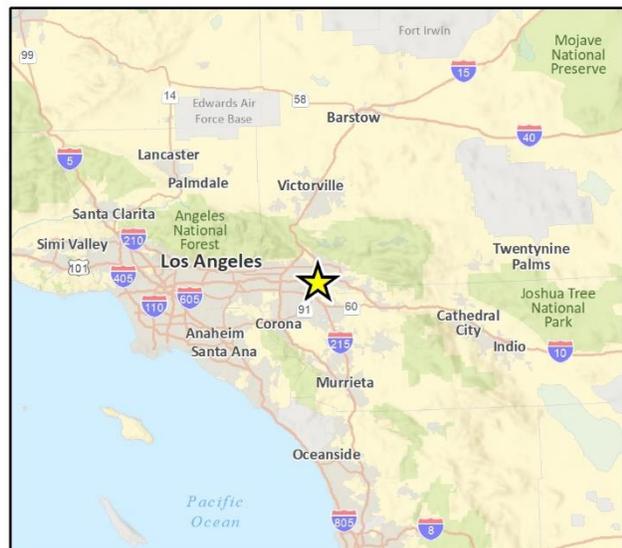
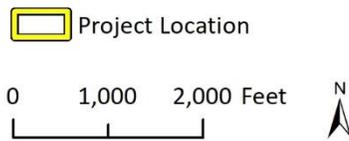
## 1.2 Personnel

Rincon Architectural Historian Susan Zamudio-Gurrola managed the project, conducted archival research and is the primary author of this report. Senior Architectural Historian Steven Treffers, M.H.P. provided senior oversight. Architectural historian Alexandra Madsen, M.A. conducted the field survey. Ms. Zamudio-Gurrola, Mr. Treffers and Ms. Madsen meet and exceed the Secretary of the Interior's *Professional Qualification Standards* for architectural history and/or history (NPS 1983). Rincon GIS Specialist Allysen Valencia prepared the figures in this report. Rincon Principal and Architectural History Program Manager Shannon Carmack provided senior oversight and reviewed this report for quality control. See Appendix B for the preparer's qualifications.

Figure 2 Project Vicinity



Imagery provided by National Geographic Society, Esri and its licensors © 2020. San Bernardino South Quadrangle. T01S R04W S20. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



CRFig 1 Proj Vicinity Map

Figure 3 Project Location



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## 2 Regulatory Framework

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This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources.

### 2.1 National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.
- **Criterion C.** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). To assess integrity, the National Park Service (NPS) recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner in National Register Bulletin 15:

- Location – the place where the historic property was constructed or the place where the historic event occurred
- Design – the combination of elements that create the form, plan, space, structure, and style of a property
- Setting – the physical environment of a historic property
- Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time

- Association – the direct link between an important historic event or person and a historic property

## 2.2 California Register of Historical Resources

CEQA (§21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A historical resource is a resource listed in or determined to be eligible for listing in the CRHR (§21084.1), a resource included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]).

PRC §5024.1, CEQA Guidelines §15064.5, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this historic resource study. PRC §5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The register maintains listings of the state's historical resources and indicates which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were developed expressly to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it 1) retains substantial integrity and 2) meets at least one of the following CRHR criteria.

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of installation; or represents the work of an important creative individual; or possesses high artistic values.
4. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources are considered a significant effect on the environment if they affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines, §15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines, §15064.5[b][2][A]).

## 2.3 City of Colton Regulations Concerning Historic Resources and Historic Districts

### 2.3.1 Municipal Code

The City of Colton Municipal Code (Title 15 Chapter 15.40.060 – Nomination and Designation of Historic Resources and Historic Districts) contains the criteria utilized for the nomination and designation of historic resources and historic districts in the city, stated below.

- A. Criteria for Designation. The criteria, any one of which May be Used to determine Designation, are as follows:

1. It has significant character, interest, or value as Part of the Development, heritage, or cultural characteristics of the City, State of California, or the United States;
2. It is the site of a significant historic event;
3. It is strongly identified with a Person or Persons who significantly contributed to the culture, history, or Development of the City;
4. It is one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type or specimen;
5. It is a notable work of an architect or master builder whose individual work has significantly influenced the Development of the City;
6. It embodies elements of architectural design, detail, Materials, or craftsmanship that represent a significant architectural innovation;
7. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City;
8. It has unique design or detailing;
9. It is a particularly good example of a period or style;
10. It contributes to the historical or scenic heritage or historical or scenic Properties of the City (to include, but not limited to, Landscaping, light standards, trees, Curbing, and Signs);
11. It is located within a Historic 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.

The City of Colton Municipal Code (Title 15 Chapter 15.40.80(C)) describes the following process for a project that proposes the demolition of a designated historic resource or a structure in a designated historic district:

- C. Demolition. A Certificate of Appropriateness for Demolition of a Designated Historic Resource or Structure in a Designated Historic District Shall be granted if the Applicant produces evidence to the satisfaction of the Commission that the Following findings May be made:
  1. The Demolition will not have a significant effect on the applicable goals and objectives of Colton's General Plan and on the implementation of this chapter.
  2. The Structure is not of such unusual design, texture or Materials that it could not be reproduced or could be reproduced only with great difficulty and expense.
  3. The Structure is not of such interest or quality that it would reasonably meet Federal or State criteria for Designation as a Historic Resource.
  4. Conversion to a new Use (Adaptive Reuse) Permitted by right under current zoning or with a Conditional Use Permit, rehabilitation, or some other alternatives for preserving the Structure is not feasible. A delay of up to one hundred eighty Days May be Permitted to determine the feasibility of alternatives. During this time the Commission May consult with civic groups, public agencies, and interested citizens.
  5. A Certificate of Appropriateness Shall take effect upon Approval of a new Structure either by the Planning Commission or the Building Department.

6. Permit procedures and appeals are the same as those in subsection A of this section and Section 18.58.100 of Title 18. Structures identified as Intrusions into Historic Districts Shall not require a certificate for Demolition.

### 2.3.2 Certificates of Appropriateness

As summarized on the City of Colton’s Application for Historic Certificate of Appropriateness, owners of properties in Colton that are either 1) Designated Historic Resources (Landmarks) or 2) Within a Historic District, but not Designated, must submit an Application for Historic Certificate of Appropriateness when a project at that property proposes any of the following:

- Construction of a New Building/Structure within a Historic District or on an existing Resource Site;
- Addition to Existing Building/Structure on an existing Resource Site;
- Alteration to Existing Building/Structure on an existing Resource Site – Color, Lighting, Doors, Windows, etc.;
- Erect/Relocate a Sign within a Historic District or on an existing Resource Site;
- New or Altered Accessory Structure on an existing Resource Site – Fences, Lighting, Landscaping, Hardscape, etc.;
- Demolition/Moving of a Building/Structure on an existing Resource Site;
- Land/Lot Modifications to an existing Resource Site – Grading, Lot split, Lot line Adjustments, etc.

### 2.3.3 Cultural Resources Preservation Element

The City of Colton, through Resolution No. R-82-00, adopted their Cultural Resources Preservation Element and incorporated it into the City’s General Plan. Completed in 2000, the Cultural Resources Preservation Element includes the City’s goals and policies pertaining to archaeological and historical resources. Applicable *Goals and Policies* of the City of Colton’s Cultural Resources Preservation Element include:

*Goal # 2:* Identify, designate and preserve specific historically significant structures, landscapes, and facilities.

*Policies:*

2a. Preserve historic resources in number and type to retain the distinctive character of all stages of Colton’s history by establishing historic districts within the City.

2b. Enact a Resource Management Plan and Program that maximizes the adaptive re-use of historic resources.

2c. Enact local ordinances to ensure effective preservation, protection and management of significant historic resources and place such resources in the public domain. Update these ordinances as appropriate.

2d. Expand the responsibilities of the Historic Preservation Commission to allow the Commission to make specific recommendations to City Council.

2e. Explore potential sources of funding for acquisition, preservation and management of historic resources.

2f. Ensure future development is compatible with existing structures and district characteristics.

*Implementation Measures:*

2.1. Define district boundaries based on architecture, historical events and/or landmarks, urban design elements, geography, and any other appropriate basis.

2.2. Develop an evaluation and ranking system of resources within historic districts.

2.3. Develop design and land-use guidelines sensitive to existing or desired character of identified historic districts.

2.4. Update the City-wide inventory of historic resources.

2.5. Enable the Historic Preservation Commission to seek public funding for acquiring and preserving historic resources.

2.6. Assign staff to assess and monitor status of historic sites.

2.7. Propose amendments to City regulations and codes that will promote preservation of historic buildings. Codes affecting historic properties should be flexible to permit shared use and adaptive reuse.

2.8. Provide incentives and/or streamline process for historically designated sites requesting building changes.

2.9. Encourage property owner participation in the Mills Act so they may benefit from reduced property taxes.

2.10. Encourage the use of redevelopment funds for preservation.

2.11. Pursue Community Development Block Grants to fund improvements of historic structures.

2.12. Provide opportunities for property owners to dedicate easements or record deed restrictions on property containing historic resources.

2.13. Authorize the Historic Preservation Commission to delay the demolition of historic buildings based on specific and adopted guidelines.

2.14. Encourage public acquisition of historic resources.

## 3 Historic Context

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### 3.1 City of Colton

Post-European contact history for the state of California is generally divided into three periods: the Spanish Period (1769-1821), Mexican Period (1822-1848), and American Period (1848 to present). Although Spanish, Russian and British explorers visited California as early as 1529, the Spanish Period begins with the establishment of Mission San Diego de Alcalá in 1769, the first Spanish settlement in Alta (upper) California. The first European explorers in the area of San Bernardino County included Pedro Fages and the missionary priest Fray Francisco Garcés who arrived in the early 1770s (San Bernardino County 2020). Mission San Gabriel Arcángel, founded in 1771, and Mission San Fernando Rey de España, founded in 1797, greatly impacted the local indigenous population, who were indoctrinated to Spanish ways and life in the missions. European diseases, for which they had no immunity, decimated the Native American population.

During the Spanish Period (1769-1821), a settlement and chapel called Politana were established in what is now San Bernardino County (Guinn 1907). Politana served as a supply station between Colton and Urbita Springs and functioned as an asistencia of Mission San Gabriel. Spain issued numerous land grants that allowed individuals, and in particular, civil servants, the right to use land belonging to the Spanish crown. Following its independence from Spain, Mexico granted many more ranchos to soldiers, civil servants and pioneers. The Mexican Period (1822-1848) was marked by large ranchos controlled by a few influential Mexican families, and an economy based largely on cattle hides and tallow. The area where Colton developed was once part of the Lugo family's Rancho San Bernardino (City of Colton 2000).

The American Period (1848-present) began in 1848 when the United States took control over California at the end of the Mexican-American War with the Treaty of Guadalupe Hidalgo (Rolle 2003). The discovery of gold in California sparked an influx of people seeking to make their fortune, and the state's population grew dramatically. California was formally made the 31<sup>st</sup> state in 1850. The following year the leaders of a Mormon colony purchased Lugo's rancho (City of Colton 2000).

San Bernardino County was created in 1853 from parts of Los Angeles, San Diego and Mariposa Counties. Gold was discovered in the area in 1860 and over the next few decades gold, silver and borax were extracted from mines in the nearby mountain valleys and creeks. Agricultural products important in the region included vineyards which were planted as early as the 1840s, and citrus fruits such as oranges and lemons, which were planted in the late 1850s. Later, railroads allowed for the shipping of agricultural products throughout the country (San Bernardino County 2020).

The Southern Pacific Railroad (SPRR) founded the town of Colton in 1875 through an agreement with the Slover Mt. Colony Association, which owned approximately 2,000 acres in the area. The association deeded one square mile of land for the railroad to create its headquarters for the San Bernardino Valley. The agreement called for the railroad to undertake improvements in the town site (which included a hotel), and to share in proceeds from the sale of lots. For approximately one year Colton was the terminus of the first railroad line that entered the San Bernardino Valley. By 1877 the original association was absorbed by the newly formed Colton Land & Water Company. Named after a SPRR vice president, Colton developed over the following years into a largely

Protestant community known for farming, citrus growing, cement manufacturing, limestone and marble excavation, and processing and shipping, with the railroad playing an important role (City of Colton 2000). The City formally incorporated in 1887 (City of San Bernardino, N.D.).

### 3.1.1 The Terrace District

The subject properties are located at the southern edge of the Terrace District, an area designated by the City as a local historic district in 2000. The following historic context is excerpted from the City of Colton Cultural Resources Preservation Element (City of Colton 2000):

The Terrace District is an elevated stretch of ground in the western portion of the City. It is bounded by I-10 on the south, Rancho Avenue on the west, Mill Street on the north and Pennsylvania Avenue on the east. From south to north across this district, the elevation rises 120 feet.

The Terrace area was Colton's first and largest citrus growing area and was the site of the first residential settlement in the Colton area. The Terrace was thought to be a desirable place for citrus growing because of its elevation which, apparently, offered more favorable temperatures than did the lowlands.

The first citrus groves on the Terrace were planted by William R. Fox, MD and the Reverend James C. Cameron in 1875. The groves were located on adjoining properties. Both Fox and Cameron built homes on the Terrace, the first residences built in the Colton area.

The Fox and Cameron groves were planted in orange trees. The Fox grove included some Mediterranean Sweet trees and the Cameron grove included some Mandarin trees. The groves were producing fruit by 1878.

The Terrace soon became the principal fruit growing section in the Colton area. By 1889, Colton was one of the leading citrus producers in the state. By 1891, there were slightly more than 1,000 acres of fruit and nut trees set out in Colton. Not all were located on the Terrace, but the Terrace came to symbolize Colton's fruit growing.

Several growers and others built large houses on the Terrace. For this reason, the area was occasionally referred to in a local newspaper as "Nob Hill."

The Terrace began declining as a citrus growing area in the 1930's as owners converted their property to residential developments. This represents the shift from agricultural uses to suburbanization, as growers began subdividing their groves for residential use in the 1930's and 40's.

The Terrace District is significant because it is Colton's first and largest citrus growing area and was the site of the first residential development in the Colton area.

## 4 Background Research

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### 4.1 City of Colton Cultural Resources Preservation Element

In 2000 the City of Colton prepared their Cultural Resources Preservation Element which included a discussion of archaeological and historic background, existing policies and programs, issues, goals and policies, and implementation measures and recommendations. The Cultural Resources Preservation Element relied on a survey conducted in 1992 which produced an inventory of resources and the identification of significant resources eligible for listing in the City of Colton Historic Landmark Register. A total of 1,540 resources were studied; 828 resources were identified as being significant and eligible. Of those eligible resources, 86 were included on a final study list and the remaining 742 were noted to require further consideration by the City's Historic Preservation Commission. The survey identified 10 themes relevant to the history of Colton: agricultural, settlement/ organization, rancho, construction/architecture, urbanization/ bedroomization, war effort/globalization, commerce, institution/social/recreation, transportation, and water/utilities. The survey also made recommendations for establishing eight residential historic districts. However, it is not clear how the district's boundaries were determined, and it does not appear that contributing and non-contributing properties were identified. At the time the Cultural Resources Preservation Element was completed, there were 46 historic landmark sites in the City (City of Colton 2000: page 6).

It does not appear that the City's historic survey has been updated since then. The Cultural Resources Preservation Element recommends the inventory of historic resources be updated periodically in order to be effective. It was also recommended that as part of the update, the survey should rank the structures within historic districts (City of Colton 2000: page 8).

### 4.2 City of Colton Historic Districts and Landmarks

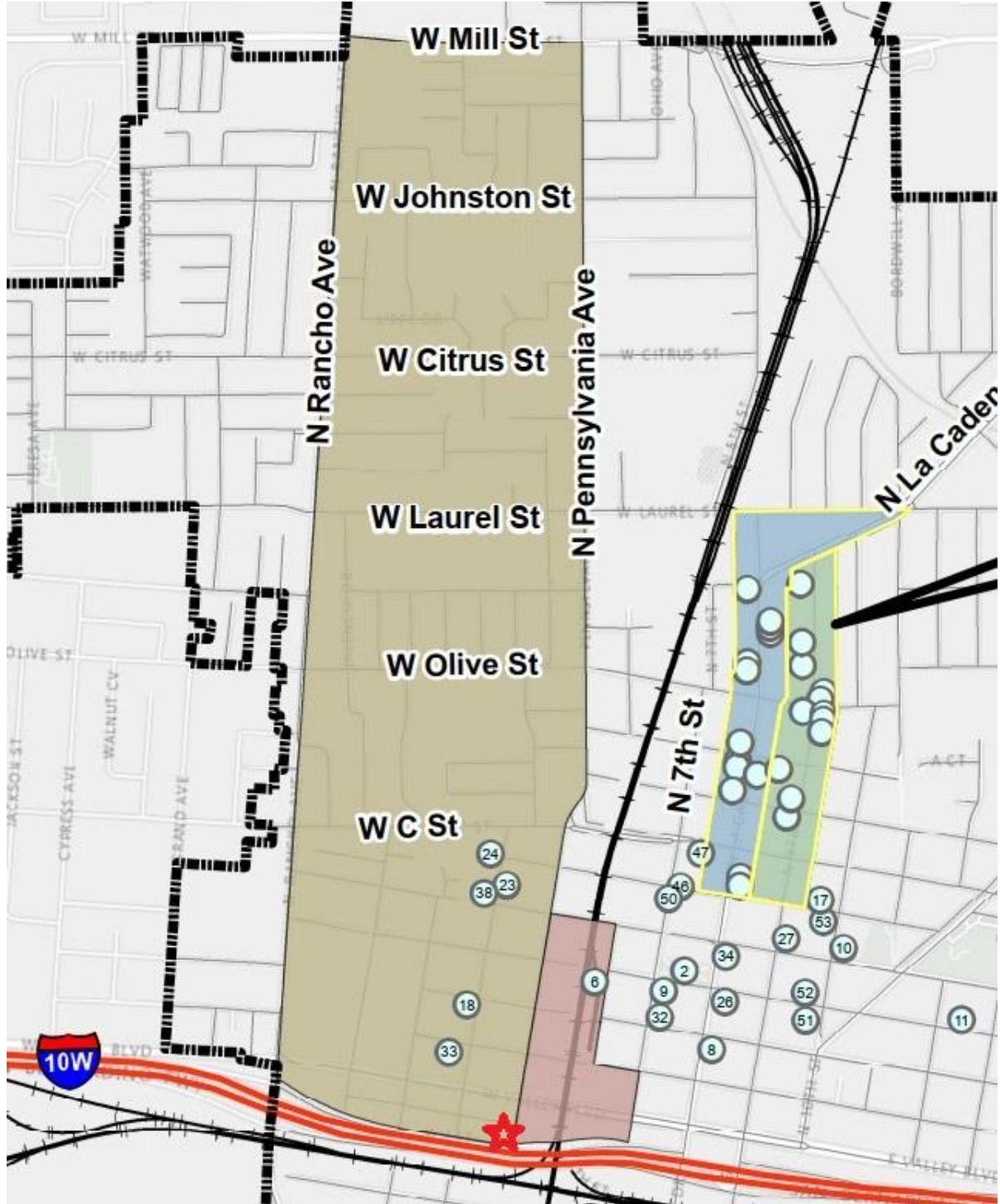
Per the City's Historic Districts & Landmarks map (updated January 26, 2017), there are currently 53 locally-designated Historic Landmarks (not counting pepper trees) and six Historic Districts in the City. The Historic Districts are listed below:

- Citrus Processing District
- The Terrace District
- La Cadena Drive District
- Ninth Street District
- San Salvador Old Commercial Center District
- Agua Mansa District

The subject properties are located at the southeastern edge of The Terrace District which was identified as significant "because it is Colton's first and largest citrus growing area and was the site

of the first residential development in the Colton area.” (City of Colton 2000: page 12). Its boundaries are Mill Street on the north, Rancho Avenue on the west, Pennsylvania Avenue on the east, and J Street on the south (Figure 4).

**Figure 4 115-135 N. Pennsylvania Ave Depicted on the Colton Historic Districts & Landmarks Map**



Five Historic Landmark properties are located within The Terrace District, listed in Table 1 below. These properties are generally located in the vicinity of 4<sup>th</sup> Street between D and H streets. The majority of the remaining Historic Landmarks in the city are concentrated between Laurel Street on the north, H Street on the south, 7<sup>th</sup> Street on the west and Mt. Vernon Avenue on the east. None of the subject residences are designated Landmarks.

**Table 1 City of Colton Designated Historic Landmarks Within The Terrace District**

Landmark No.	Name	Address
18	N/A	387 North 4 <sup>th</sup> Street
23	N/A	640 North 4 <sup>th</sup> Street
24	Warehouse (Wear House)*	699 North 4 <sup>th</sup> Street
33	Earp House	528 West H Street
38	Van Luven House	611 North 4 <sup>th</sup> Street

Source: City of Colton Historic Districts & Landmarks map 2017; City of Colton General Plan 2000.

\* The City of Colton’s list and map of historic landmarks erroneously describes this property as a “warehouse”. Research demonstrates it was once occupied by O.G. Wear and his family (*San Bernardino Daily Sun* 1928. “Vital Records”, 3 September, page 9). The landmark likely should be called “Wear House”.

### 4.3 Archival Research

Archival research was completed in June 2020. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the properties and city. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. The following repositories, publications, and individuals were consulted to identify known historical land uses and the locations of research materials pertinent to the subject property:

- City of Colton Development Services Department and City Clerk
- County of San Bernardino Property Information Management System (PIMS) Internet Site
- San Bernardino County Public Parcel Viewer
- City directories accessed via Ancestry.com
- Historic aerial photographs accessed via U.C. Santa Barbara Map & Imagery Lab and NETRonline
- Sanborn-Perris Map Company Maps for Colton
- City of Colton Historic Districts & Landmarks map, updated January 26, 2017
- City of Colton Cultural Resources Preservation Element, 2000
- City of Colton General Plan
- *San Bernardino Sun* and *Colton Daily Courier* on Newspapers.com and the California Digital Newspaper Collection
- *Colton* (Sheffield 2004, published by Arcadia Publishing)

- Colton Area Museum (Marian Murphy, Treasurer)
- Colton Main Library
- Other sources as noted in the references list

Due to the COVID-19 epidemic, research repositories were not accessible as normal. In addition, staff at the Colton Area Museum and Colton Main Library relayed their facilities were closed for an extended period of time due to remodeling/construction. Archival research for this study was limited by the data available at this time.

## 5 Methods

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### 5.1 Field Survey

Rincon Architectural Historian Alexandra Madsen, M.A. conducted an intensive-level survey of the subject properties on June 18, 2020. The field survey consisted of a visual inspection of the subject properties and their associated features to assess overall condition and integrity, and to identify and document any potential character-defining features. All built environment features on the properties were identified and photographed. Access was limited to the building exteriors; no interior photographs were taken. The properties addressed as 115, 125, 133, and 135 North Pennsylvania Avenue were recorded on California Department of Parks and Recreation (DPR) 523 series forms, included in Appendix A of this report. Ms. Madsen also performed a brief reconnaissance survey to review the surrounding properties and the Terrace Historic District.

## 6 Results

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Located at the northwest corner of the intersection of Pennsylvania Avenue and J Street, the subject residences are sited on three adjacent parcels spanning between J Street to the south and an alley to the north. The northernmost parcel (APN 0162-134-09) contains the home addressed 135 North Pennsylvania Avenue; the central parcel (APN 0162-134-24) contains the two homes addressed as 133 North Pennsylvania Avenue and 125 North Pennsylvania Avenue; and the southernmost parcel (APN 0162-134-12) contains the home addressed as 115 North Pennsylvania Avenue. These parcels and the vacant parcel abutting them to the west were once a single, large parcel before subdivision. The extant homes on the subject properties were built at different times - in 1901, circa 1908, 1922, and 1926. At the time the residential property began being developed, residential and commercial development in Colton was mainly concentrated to the east between 6<sup>th</sup> and 10<sup>th</sup> streets, and J and C streets (Sanborn-Perris Map Co. 1894 and 1907).

Residential in character, the immediately surrounding neighborhood was sparsely developed through the first decades of the 20<sup>th</sup> century with primarily one-story single-family residences. On the east side of 5<sup>th</sup> Street the flour mill was located between West I and J streets, adjacent to the railroad tracks (Sanborn-Perris Map Co. 1894, 1907, 1911, 1928).

### 6.1 133 North Pennsylvania Avenue

#### 6.1.1 Architectural Description

The home at 133 North Pennsylvania Avenue is sited on the large central parcel which contains one additional single-family residence slightly to the south. Constructed in 1901, 133 North Pennsylvania Avenue has a rectangular footprint and appears to rest on a concrete foundation although plyboard and corrugated metal panels cover much of the foundation like skirting. Its hipped roof has shallow, closed eaves and is clad with composite shingles. The home is sheathed with a variety of original and replacement materials including horizontal channel siding, narrower clapboard siding, vertical wooden siding, plyboard, and what appears to be vertical wood panels. Its primary entry, on the eastern façade, is accessed via concrete steps leading to a partial-width, recessed porch which is supported by square wooden posts. Panels have been nailed over the primary entry door for security reasons (Figure 5). The west elevation exhibits considerable alteration which appears to be an enclosure of the porch and an addition across the rear of the home (Figure 6). The addition is topped by a shed roof clad with composite shingles, and a roof overhang shelters an entry door and concrete steps. The addition's exterior is clad with various types of siding, including vertical wooden boards of different widths and plyboard (Figure 7). Windows are currently covered with plyboard. Where siding is missing, wall studs and portions of the building interior are exposed (Figure 8). The home's quality of materials is poor and it is in severe disrepair.

**Figure 5 133 North Pennsylvania Avenue, Eastern Façade, View West**



**Figure 6 133 North Pennsylvania Avenue, West (Rear) Elevation, View Southeast**



**Figure 7 133 North Pennsylvania Avenue, North Elevation, View Southeast**



**Figure 8 133 North Pennsylvania Avenue, Closeup of Siding**



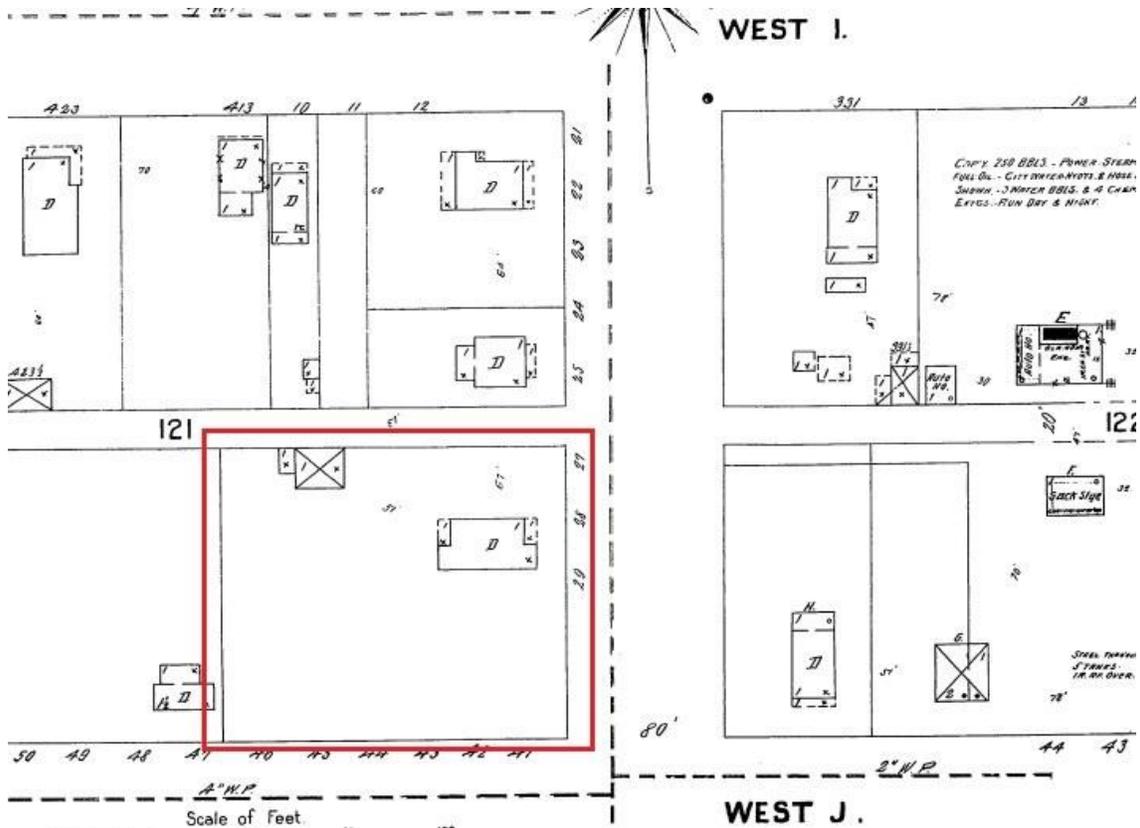
### 6.1.2 Property History

The home at 133 North Pennsylvania Ave was built in 1901 (San Bernardino County Assessor). At the time, the property was one large parcel spanning between J Street to the south and the alley to the north (Figure 9). The property would have encompassed what are today the three adjacent residential parcels APN 0162-134-09, -12 and -24 as well as the vacant parcel adjacent on the west (APN 0162-134-23) before being subdivided. The home at 133 North Pennsylvania Avenue was originally addressed as 28 North 5<sup>th</sup> Street, and had a rectangular footprint with open porches at the northeast and northwest corners.

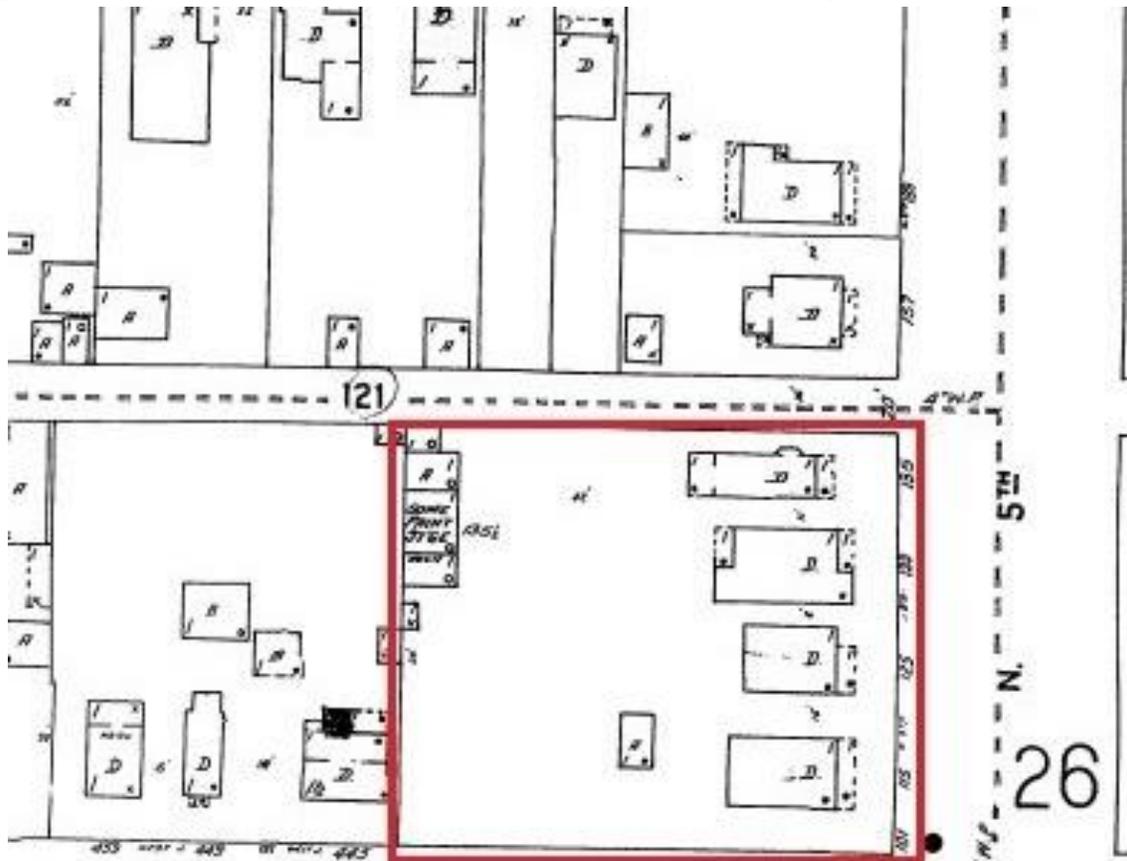
City staff did not locate any building permit records, and the original builder was not ascertained. Although not definitive, the original owner is believed to be John S. Bostwick who records show was living at the property in 1904 (Personal communication with Marion Murphy, June 22, 2020). Born in Illinois in 1862, John moved to Colton and worked as a house painter. He also participated in the volunteer fire department and served as its sixth chief from 1901 to 1909 (Colton City Directory 1913; U.S. Census 1910 and 1920; Bickers and Temby 2012). By 1911 the home's address was changed to 133 North 5<sup>th</sup> Street (Sanborn-Perris Map Co. 1911). John Bostwick may have built or commissioned the other homes that were subsequently added to the property. He and his wife Etta later moved to the adjacent home at 125 North Pennsylvania Avenue which was added to the property in 1926 (Colton City Directory 1940, 1942, and 1949).

Starting early in the 20<sup>th</sup> century, over the decades, various buildings have been built and removed to the rear of the home, near the northwestern edge of the property (Figure 9 and Figure 10). However, none of those buildings are extant (Sanborn-Perris Map Co. 1907, 1911, 1928, 1950).

Figure 9 133 N. Pennsylvania Ave on 1907 Sanborn Map



**Figure 10** 115 - 135 N. Pennsylvania Ave and Ancillary Buildings on 1955 Sanborn Map



Although City staff did not locate any building permit records for the property, visual observation demonstrates extensive alterations have been made to the home as previously described above. This includes the porch enclosure and addition at the rear of the home, addition of plyboard and corrugated metal panels around the base/foundation, replacement of areas of original siding, and areas of missing siding which expose studs and the building's interior.

Archival research shows the home at 133 North Pennsylvania Avenue has generally been owned or occupied by middle-class individuals or families, and no consequential information was found on any of these individuals by either Rincon or staff at the Colton Area Museum. The business entity Wellwish Investments LLC acquired the property in 2017. Table 2 summarizes the known ownership/occupant history of the property based on available evidence at the time of this study.

**Table 2** 133 North Pennsylvania Avenue Ownership/Occupancy History

Date	Property Owners/Tenants	Occupation	Source
1904	John Bostwick	Unknown	Personal communication with Marian Murphy, Colton Area Museum
1910	John S. Bostwick, wife: Etta	House painter	U.S. Census, 1910

Date	Property Owners/Tenants	Occupation	Source
1913	J.S. Bostwick	Painter	San Bernardino City Directory
1920	John S. Bostwick, wife: Etta	House painter	U.S. Census, 1920
1930	John Bostwick	-	U.S. Census, 1930*
1942	Albert Harper, wife: Dixie	Cement worker	Colton City Directory
1949	Melvin C. Evans, wife: Marjorie	Dispr. S.P. Co.	Colton city directory
1981	Earl W. Stone Trust	-	County Assessor records
2004	Theodore F. Stone	-	County Assessor records
2017	Wellwish Investments LLC	-	County Assessor records

\*1930 census occupant information provided by Marion Murphy of the Colton Area Museum.

## 6.2 115 North Pennsylvania Avenue

### 6.2.1 Architectural Description

The home at 115 North Pennsylvania Avenue is situated on the southernmost parcel adjacent to J Street. Constructed between 1907 and 1910, 115 North Pennsylvania Avenue has a rectangular footprint and rests on a concrete and concrete block foundation. It is topped by a gable-on-hip roof with shallow, closed eaves, and is covered with composite shingles. Slatted vents are located on the east and west gables. Smaller gables, similar to dormers, are located on the north and south sides of the home, and contain similar vents. The home is sheathed in a variety of replacement and original siding including horizontal channel siding, narrower clapboard siding, vertical wooden siding, plyboard, and what appears to be vertical wood panels. The home's primary entry, on the eastern façade, is deeply recessed due to the original full-width porch being enclosed (Figure 11). As a result, the façade has brick construction on the lower portion of the walls and wide vertical siding or wood panels on the upper portion of the walls (Figure 12). The entry stoop and steps have been covered with large, non-original tile. A metal security door obscures view of the front entry door, and additionally, ridged metal panels have been nailed over the door for security reasons. A secondary entry is located on the rear (west) elevation, which is accessed by a set of concrete steps with a metal railing. The door is obscured by a metal security door and additionally, ridged metal panels have been nailed over it for security reasons. Attached to the northwest corner of the home is a small shed roof covered with tar paper and supported by wooden posts. In this area, the home's exterior shows various types of siding indicating replacement or alteration (Figure 13). Windows have been replaced throughout the home and currently include aluminum and vinyl-sash sliders. Window size/openings have also been altered (Figure 14). Some windows have iron grilles applied over them for security reasons and some windows are currently covered with plyboard. The home's quality of materials is poor and it is in disrepair.

**Figure 11 115 North Pennsylvania Avenue, Eastern Façade, View West**



**Figure 12 115 North Pennsylvania Avenue, East and South Elevations, View Northwest**



**Figure 13 115 North Pennsylvania Avenue, West (Rear) Elevation, View Southeast**



**Figure 14 115 North Pennsylvania Avenue, Closeup of Window and Siding Alterations**

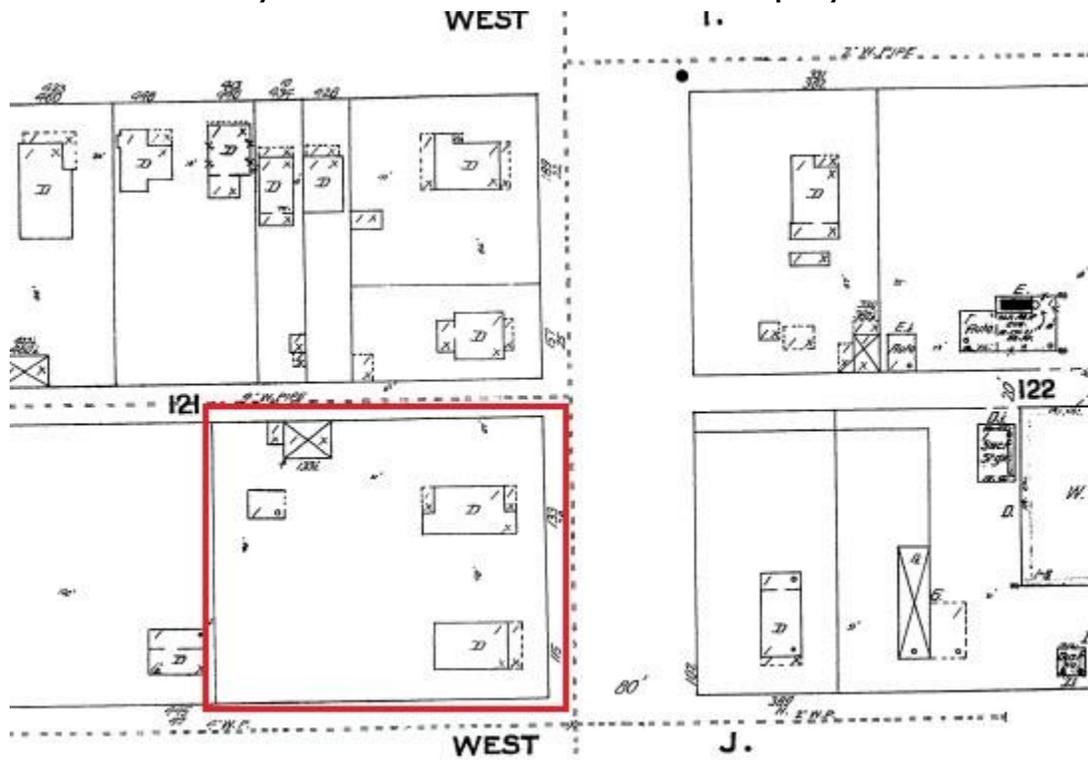


## 6.2.2 Property History

The home at 115 North Pennsylvania Avenue was built between 1907 and 1910 at the southeast edge of the property adjacent to J Street (Sanborn-Perris Map Co. 1907 and 1911; United States Census 1910) (Figure 15). It was the second home built on the large parcel which spanned from J Street to the alley, and was originally addressed as 115 North 5th Street. As built, the home had a rectangular footprint with a full-width porch spanning across the eastern façade.

City staff did not locate any building permit records, and the original property owner and builder were not ascertained. Early occupants included Volney Johnson, a grocery salesman, and his wife Minerva, and Friend Leonebra (or Lombra depending on the source) who worked in general transfer, and his wife Carrie (U.S. Census 1910 and 1920; Bickers and Temby 2012). Friend Lombra likely knew John Bostwick because they both participated in the volunteer fire department and Lombra served as a chief of the fire department for some time as well (Bickers and Temby 2012). By 1928 an auto garage had been built to the rear, sited perpendicular to the residence (Sanborn-Perris Map Co. 1928). The garage is no longer extant.

**Figure 15 115 N. Pennsylvania Ave at Southeast Corner of Property on 1911 Sanborn Map**



Although City staff did not locate any building permit records for the property, visual observation indicates considerable alterations have been made to the home as previously described above. This includes replacement of the original windows, alteration of windows size/openings, addition of a shed roof on the rear (west) elevation, replacement of areas of original siding, enclosure of the original full-width front porch which created a deeply recessed primary entrance, and non-original tile on the entry stoop and steps.

Archival research shows the home at 115 North Pennsylvania Avenue has generally been owned or occupied by middle-class individuals or families, and no consequential information was found on any of these individuals by either Rincon or staff at the Colton Area Museum. The business entity Wellwish Investments LLC acquired the property in 2017. Table 3 summarizes the known ownership/occupant history of the property based on available evidence at the time of this study.

**Table 3 115 North Pennsylvania Avenue Ownership/Occupancy History**

Date	Property Owners/Tenants	Occupation	Source
1910	Volney Johnson, wife: Minerva	Groceries salesman	U.S. Census, 1910
1920	Friend Leonebra, wife: Carrie	General transfer	U.S. Census, 1920
1930	Not found (likely vacant)	N/A	U.S. Census, 1930*
1940	George W. Smith, wife: Catherine	Yardman, S.P. Co.	Colton city directory
1942	George W. Smith	Yardman, S.P. Co.	Colton city directory
1949	Frank Cunningham, wife: Beulah L.	Floor layer	Colton city directory
1973	Jessie Acosta, Angela Acosta	N/A	County Assessor records
2004	Elizabeth Galvez	N/A	County Assessor records
2005	Angela Acosta, Rick Anaya, Rodrigo Coronel	N/A	County Assessor records
2008	Brenda K. Gomez, Isaias R. Gomez, Jr., Jessie Gomez	N/A	County Assessor records
2017	Isaias and Brenda Gomez Family Trust	N/A	County Assessor records
2019	Wellwish Investments LLC	N/A	County Assessor records

\*1930 census occupant information provided by Marion Murphy of the Colton Area Museum.

## 6.3 135 North Pennsylvania Avenue

### 6.3.1 Architectural Description

The home at 135 North Pennsylvania Avenue is situated on the northernmost parcel adjacent to the alley. Built in 1922 as a modest Craftsman-inspired bungalow, the home has a rectangular footprint and a moderately-pitched gabled roof with overhanging eaves and exposed rafter tails (Figure 16). The roof is covered with rolled roofing material. Resting on a concrete and brick foundation, the home is sheathed in horizontal clapboard and has slatted vents on the front and rear gables. Its primary entry, on the eastern façade, is accessed via a full-width, recessed porch which is supported by two tapered wooden posts resting on square brick pillars. Concrete steps are located on the south end of the porch. The primary entry door is obscured by corrugated metal panels that have been applied over it for security reasons. An addition was constructed across the west (rear) elevation (Figure 17). It is topped by a shed roof clad with rolled roofing material, and its roof overhang creates a porch supported by square wooden posts. The addition’s exterior is sheathed

with various types of siding, including what appears to be wood panel siding, board-and-batten, and plyboard (Figure 18). A secondary entry door, which is accessed via concrete steps, is covered by plyboard. In some areas, vinyl-sash sliders and some of the original window surrounds are visible; however, windows are covered with ridged metal panels, corrugated metal panels and plyboard for security reasons. The home's quality of materials is poor and it is in disrepair.

**Figure 16 135 North Pennsylvania Avenue, Eastern Façade, View West**



**Figure 17 135 North Pennsylvania Avenue, Western (Rear) Elevation, View East**



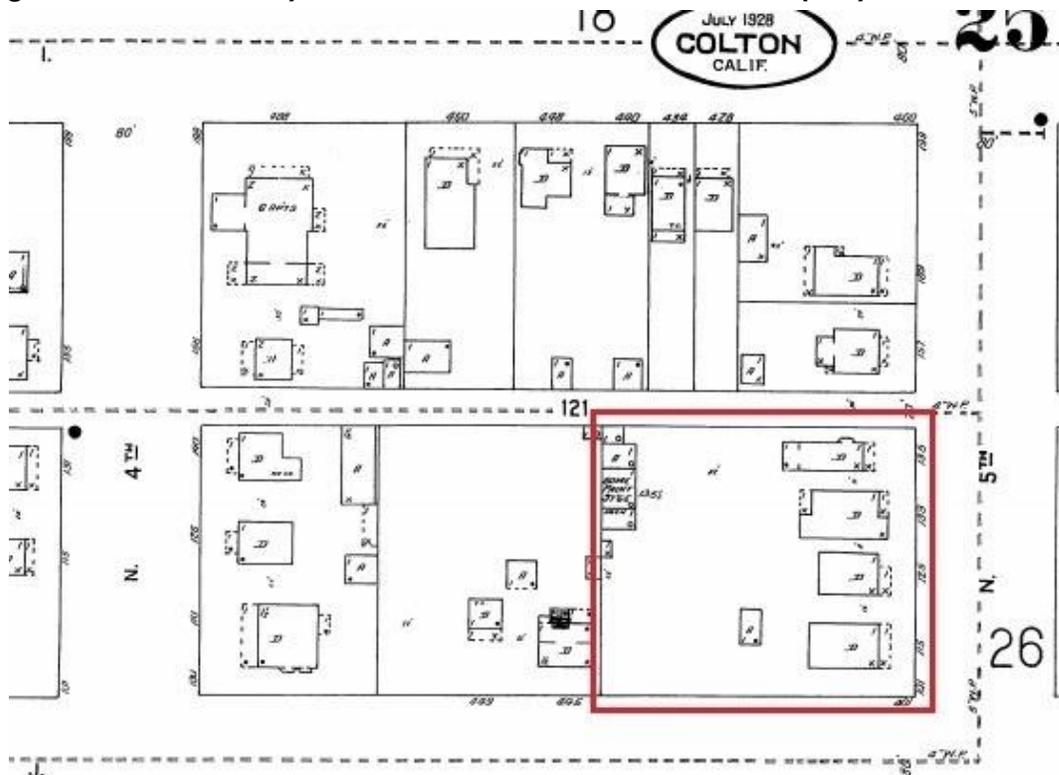
**Figure 18 135 North Pennsylvania Avenue, Closeup of Alterations, View Northeast**



### 6.3.2 Property History

The home at 135 North Pennsylvania Avenue was constructed in 1922 (San Bernardino County Assessor). Located adjacent to the alley at the northeast corner of the property, it was the third home built on the large parcel between J Street and the alley. Originally, the home was addressed as 135 North 5th Street. City records did not include the original building permit, and the original property owner and builder were not ascertained. Lewis J. Feldman was the earliest occupant identified in 1930 (Personal communication with Marion Murphy, June 22, 2020). No consequential information was found on this individual. A grouping of small, one-story ancillary buildings were once located to the rear of 135 and 133 North Pennsylvania Avenue. Labeled as 135 ½ [North 5<sup>th</sup> Street], descriptions on Sanborn maps included an auto garage and “Some paint st’ge” (likely storage) (Figure 19). The buildings were removed or demolished by the 1960s (NETRonline 1968).

**Figure 19 135 N. Pennsylvania Ave at Northeast Corner of Property on 1928 Sanborn Map**



Only two building permits for the property were located by City staff, one of which was to replace all the original windows in 2008. A water heater was replaced that same year (City of Colton, various). Visual observation demonstrates additional alterations were made to the home. As described above, this includes an addition at the rear of the building which is constructed with an assortment of materials.

Archival research shows the home at 135 North Pennsylvania Avenue has generally been owned or occupied by middle-class individuals or families, and no consequential information was found on any of these individuals. The business entity Wellwish Investments LLC acquired the property in 2017. Table 4 summarizes the known ownership/occupant history of the property based on available evidence at the time of this study.

**Table 4 135 North Pennsylvania Avenue Ownership/Occupancy History**

Date	Property Owners/Tenants	Occupation	Source
1930	Lewis J. Feldman	Unknown	U.S. Census, 1930*
1940	Benjamin C. Mobley, wife: Wanda	Pkr, Globe Grain & Milling Co.	Colton city directory
1942	Benjamin C. Mobley, wife Wanda	Whsmn, Globe Grain & Milling Co.	Colton city directory
1949	Frank R. Dugger, wife: Evelyn	Barber	Colton city directory
1975	Marjorie Jones	N/A	County Assessor records
1984	Earl Stone	N/A	County Assessor records
1996	Earl Stone	N/A	County Assessor records
2006	Theodore F. Stone	N/A	County Assessor records
2017	Wellwish Investments LLC	N/A	County Assessor records

\*1930 census occupant information provided by Marion Murphy of the Colton Area Museum.

## 6.4 125 North Pennsylvania Avenue

### 6.4.1 Architectural Description

The home at 125 North Pennsylvania Avenue is situated on the central parcel which also includes 133 North Pennsylvania Avenue to the north. Built in 1926, the home has a L-shaped footprint and rests on a concrete foundation (Figure 20 and Figure 21). Its moderately-pitched gabled roof has overhanging, closed eaves and appears to be clad with composite shingles. The home is sheathed primarily in horizontal clapboard. Slatted vents are located on the east and west gables. Its primary entry, on the eastern façade, is accessed via a partial-width, projecting porch supported by Ionic columns which are likely not original. The entry door is covered by corrugated metal panels for security reasons. A secondary entry is located near the southwest corner; in this area vertical wood paneling which differs from the rest of the home indicates alteration (Figure 22). Windows include vinyl-sash sliders; some show the original wood casing. Windows are covered with metal grilles, wooden boards, corrugated metal panels and plyboard for security reasons. The home’s quality of materials is poor and it is in disrepair.

**Figure 20 125 North Pennsylvania Avenue, Eastern façade and South Elevation, View Northwest**



**Figure 21 125 North Pennsylvania Avenue, West (Rear) Elevation, View East**



**Figure 22 125 North Pennsylvania Avenue, Closeup of Alterations on South Elevation**



#### 6.4.2 Property History

The home at 125 North Pennsylvania Avenue was constructed in 1926 (San Bernardino County Assessor). It was the last of the four homes built on the large parcel spanning between J Street and the alley and was originally addressed as 125 North 5th Street. City staff did not locate any building permit records, and the original property owner and builder were not ascertained. However, visual observation demonstrates alterations have been made to the home as previously described above. These include: replacement vinyl-sash windows, replaced exterior siding and porch columns. Doors and windows have been covered with metal grilles, wooden boards, corrugated metal panels and plyboard.

Limited information was uncovered through archival research regarding the home's owners and occupants. John S. and Etta Bostwick moved from the adjacent home at 133 North Pennsylvania Avenue to 125 North Pennsylvania Avenue by 1940 (Colton City Directory 1940, 1942, 1949). At this time John may have been retired, as city directories no longer list an occupation for him. He had worked as a house painter per earlier census records and city directories, and served with the volunteer fire department. No additional consequential information was found on owners or occupants. The business entity Wellwish Investments LLC acquired the property in 2017. Table 5 summarizes the known ownership/occupant history of the property based on available evidence at the time of this study. Because they are currently on the same parcel, the San Bernardino County Assessor's data available online on PIMS lists the same ownership information for 125 North Pennsylvania Avenue as for 133 North Pennsylvania Avenue.

**Table 5 125 North Pennsylvania Avenue Ownership/Occupancy History**

Date	Property Owners/Tenants	Occupation	Source
1940	John S. Bostwick, wife: Etta	None listed	Colton city directory
1942	John S. Bostwick, wife: Etta	None listed	Colton city directory
1949	John S. Bostwick, wife: Etta	None listed	Colton city directory
1981	Earl W. Stone Trust	N/A	County Assessor records
2004	Theodore F. Stone	N/A	County Assessor records
2017	Wellwish Investments LLC	N/A	County Assessor records

## 6.5 Alterations to the Subject Residences and Setting

Since the time of the four homes' construction, various changes have occurred to the property and surrounding setting (Figure 23). The once larger parcel was formally subdivided into four smaller parcels at an unknown time. The various ancillary buildings and automobile garages once located to the rear (west) of the four homes were removed or demolished by the 1960s (NETRonline 1959 and 1966). Considerable changes to the properties' setting have occurred - between 1955 and 1959 Interstate 10 was constructed in close proximity to the south (approximately 60 to 175 feet away, depending on the residence), resulting in the demolition of many properties in the area of J Street (U.C. Santa Barbara Map & Imagery Lab 1955; NETRonline 1959). In addition, properties slightly to the north along I Street between 5<sup>th</sup> and 4<sup>th</sup> streets appear to have been redeveloped between 1955 and 1980 (U.C. Santa Barbara Map & Imagery Lab 1955; NETRonline 1980). More recently, in 2005, a residence at 529 West J Street was constructed 1 ½ blocks to the west as infill within the Terrace Historic District (San Bernardino County PIMS). Numerous other properties throughout The terrace District boundaries show evidence of having been altered with replacement windows, exterior stucco and additions.

**Figure 23 115-135 N. Pennsylvania Ave and Ancillary Buildings on a 1955 Aerial Photo**



## 7 Analysis

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### 7.1 Significance Evaluations

#### 7.1.1 133 North Pennsylvania Avenue

The property at 133 North Pennsylvania Avenue does not appear eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), either individually or as a contributor to any existing or potential historic districts. Further details on this evaluation follow.

##### *NRHP and CRHR*

The property does not appear eligible for associations with significant events (Criterion A/1). Archival research does not indicate the property is associated with the first residential development of the neighborhood or city, the fruit-growing industry the Terrace District is known for, or the area's shift from agriculture to suburbanization which occurred in the 1930s and 1940s. While 133 North Pennsylvania Avenue was built in 1901 and is a relatively early home in the area, it has been considerably altered. This includes the replacement of original siding, construction of a porch enclosure and/or addition across the rear of the home, replacement windows, and areas of missing siding which expose studs and the building interior. The home does not retain sufficient integrity of design, materials, workmanship or feeling to convey any historic associations it may have once had.

Archival research does not indicate the property was directly associated with persons significant in our past (Criterion B/2). A review of building permits, city directories, federal censuses, and historical newspapers failed to identify any information of consequence about any of the owners/occupants.

Being considerably altered as previously described, the property has lost integrity of design, materials, workmanship and feeling. It does not exemplify distinctive methods of construction, and archival research did not indicate it is the work of a master architect, designer or builder. Therefore, it is not eligible under Criterion C/3.

There is no evidence to suggest the property may be likely to yield important information about prehistory or history (Criterion D/4).

In addition, 133 North Pennsylvania Avenue does not appear to be eligible as a contributor to a NRHP or CRHR-eligible district.

##### *City of Colton Historic Resource Eligibility*

For the same reasons described above, 133 North Pennsylvania Avenue does not appear eligible as an individual property for designation as a City of Colton Historic Landmark under criteria 1, 2, 3, 4, 5, 6, 8, or 9. Additionally, the property is not located in an iconic or prominent location but rather is in an isolated location next to the freeway and recycling plant. Thus, it does not meet criterion 7. It also does not meet criterion 10 related to landscaping, trees, light standards and signs.

### 7.1.2 115 North Pennsylvania Avenue

The property at 115 North Pennsylvania Avenue does not appear eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), either individually or as a contributor to any existing or potential historic districts. Further details on this evaluation follow.

#### *NRHP and CRHR*

The property does not appear eligible for associations with significant events (Criterion A/1). Archival research does not indicate the property is associated with the first residential development of the neighborhood or city, the fruit-growing industry the Terrace District is known for, or the area's shift from agriculture to suburbanization which occurred in the 1930s and 1940s. While 115 North Pennsylvania Avenue was built between 1907 and 1910 and is an earlier example of homes built in the area, it has been considerably altered. This includes the replacement of the original windows, alteration of windows size/openings, addition of a shed roof on the rear (west) elevation, replacement of areas of original siding, enclosure of the original full-width front porch which created a deeply recessed primary entrance, and non-original tile on the entry stoop and steps. The home does not retain sufficient integrity of design, materials, workmanship or feeling to convey any historic associations it may have once had.

Archival research does not indicate the property was directly associated with persons significant in our past (Criterion B/2). A review of building permits, city directories, federal censuses, and historical newspapers failed to identify any information of consequence about any of the owners/occupants.

Being considerably altered as previously described, the property has lost integrity of design, materials, workmanship and feeling. It does not exemplify distinctive methods of construction, and archival research did not indicate it is the work of a master architect, designer or builder. Therefore, it is not eligible under Criterion C/3.

There is no evidence to suggest that the property may yield important information about prehistory or history (Criterion D/4).

In addition, 115 North Pennsylvania Avenue does not appear to be eligible as a contributor to a NRHP or CRHR-eligible district.

#### *City of Colton Historic Resource Eligibility*

For the same reasons described above, 115 North Pennsylvania Avenue does not appear eligible as an individual property for designation as a City of Colton Historic Landmark under criteria 1, 2, 3, 4, 5, 6, 8, or 9. Additionally, the property is not located in an iconic or prominent location but rather is in an isolated location next to the freeway and recycling plant. Thus, it does not meet criterion 7. It also does not meet criterion 10 related to landscaping, trees, light standards and signs.

### 7.1.3 135 North Pennsylvania Avenue

The property at 135 North Pennsylvania Avenue does not appear eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), either individually or as a contributor to any existing or potential historic districts. Further details on this evaluation follow.

*NRHP and CRHR*

The property does not appear eligible for associations with significant events (Criterion A/1). Built in 1922 it is one of many extant bungalow-style homes constructed in the city during the early twentieth century and it does not appear to be individually unique or important within this context. The third home developed on a once larger parcel (prior to subdivision), the property does not appear to be associated with the initial settlement of the city or neighborhood, the fruit-growing industry that the Terrace area is known for, or any other events that have made a significant contribution to the broad patterns of our history.

Archival research does not indicate the property was directly associated with persons significant in our past (Criterion B/2). A review of building permits, city directories, federal censuses, and historical newspapers failed to identify any information of consequence about any of the owners/occupants.

A modest example of a bungalow-style home, the property is not eligible as a distinctive example of an architectural type, and archival research did not indicate it is the work of a master architect, designer or builder (Criterion C/3). Aside from its unremarkable design and construction, the property has undergone considerable alteration including the replacement of original windows with vinyl-sash windows and the construction of an addition across the rear of the home which is sheathed with various types of siding.

There is no evidence to suggest the property may be likely to yield important information about prehistory or history (Criterion D/4).

In addition, 135 North Pennsylvania Avenue does not appear to be eligible as a contributor to a NRHP or CRHR-eligible district.

*City of Colton Historic Resource Eligibility*

For the same reasons described above, 135 North Pennsylvania Avenue does not appear eligible as an individual property for designation as a City of Colton Historic Landmark under criteria 1, 2, 3, 4, 5, 6, 8, or 9. Additionally, the property is not located in an iconic or prominent location but rather is in an isolated location next to the freeway and recycling plant. Thus, it does not meet criterion 7. It also does not meet criterion 10 related to landscaping, trees, light standards and signs.

### 7.1.4 125 North Pennsylvania Avenue

The property at 125 North Pennsylvania Avenue does not appear eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), either individually or as a contributor to any existing or potential historic districts. Further details on this evaluation follow.

*NRHP and CRHR*

The property does not appear eligible for associations with significant events (Criterion A/1). Built in 1926 it is one of many extant bungalow-style homes constructed in the city during the early twentieth century and does not appear to be individually unique or important within this context. The last of four homes developed on a once larger parcel (prior to subdivision), archival research does not indicate the property is associated with the initial settlement of the city or neighborhood, the fruit-growing industry that the Terrace area is known for, or any other events that have made a significant contribution to the broad patterns of our history.

Archival research does not indicate the property was directly associated with persons significant in our past (Criterion B/2). A review of building permits, city directories, federal censuses, and historical newspapers failed to identify any information of consequence about any of the owners/occupants.

A modest example of a bungalow-style home built in 1926, the property is not eligible as a distinctive example of an architectural type or a method of construction, and archival research did not indicate it is the work of a master architect, designer or builder (Criterion C/3). Aside from its unremarkable design and construction, the property has been visibly altered including the replacement of original windows with vinyl-sash windows, replaced exterior siding and porch columns.

There is no evidence to suggest that the property may be likely to yield important information about prehistory or history (Criterion D/4).

In addition, 125 North Pennsylvania Avenue does not appear to be eligible as a contributor to a NRHP or CRHR-eligible district.

#### *City of Colton Historic Resource Eligibility*

For the same reasons described above, 125 North Pennsylvania Avenue does not appear eligible as an individual property for designation as a City of Colton Historic Landmark under criteria 1, 2, 3, 4, 5, 6, 8, or 9. Additionally, the property is not located in an iconic or prominent location but rather is in an isolated location next to the freeway and recycling plant. Thus, it does not meet criterion 7. It also does not meet criterion 10 related to landscaping, trees, light standards and signs.

## 7.2 Historic District Status

The City of Colton's Terrace Historic District was designated in 2000 based on a survey and inventory completed in 1992. It does not appear the City has updated their historical resources survey since that time. Although a full survey and update of the Terrace Historic District was outside the scope of this study, a reconnaissance survey was conducted, and visual observation indicates numerous properties have undergone alterations and new buildings have been constructed as infill within the historic district boundaries, both of which affect the character of the historic district. The four subject residences, in particular, are visually and physically separated from the majority of the historic district by West Valley Boulevard which, according to San Bernardino County PIMS data and the reconnaissance-level survey completed as part of this study, contains many commercial and institutional properties constructed in the second half of the 20th century and through the early 2000s.

The California OHP recommends updating a local survey if over five years old to ensure that local planning and preservation decisions are based on the most current information available (California OHP 2020). Colton's Cultural Resources Preservation Element also states the inventory must be updated periodically to be effective, and recommends that as part of the update, the survey should rank the structures within historic districts. Since nearly 30 years have transpired since Colton's historic resources survey was conducted, a reassessment of the Terrace Historic District is recommended to document existing conditions, determine if there is any new information that may affect the previous finding, and better define the district' historic significance, contributing properties, and character-defining features.

## 7.3 Certificate of Appropriateness for Demolition of a Structure in a Designated Historic District

This historic resources assessment was prepared to meet the City of Colton's requirements per Municipal Code Title 15 Chapter 15.40.80(C) which states a Certificate of Appropriateness for Demolition of a Designated Historic Resource or Structure in a Designated Historic District shall be granted if the Applicant produces evidence to the satisfaction of the Commission that the following findings may be made:

1. The Demolition will not have a significant effect on the applicable goals and objectives of Colton's General Plan and on the implementation of this chapter.
2. The Structure is not of such unusual design, texture or Materials that it could not be reproduced or could be reproduced only with great difficulty and expense.
3. The Structure is not of such interest or quality that it would reasonably meet Federal or State criteria for Designation as a Historic Resource.
4. Conversion to a new Use (Adaptive Reuse) Permitted by right under current zoning or with a Conditional Use Permit, rehabilitation, or some other alternatives for preserving the Structure is not feasible. A delay of up to one hundred eighty Days May be Permitted to determine the feasibility of alternatives. During this time the Commission May consult with civic groups, public agencies, and interested citizens.
5. A Certificate of Appropriateness Shall take effect upon Approval of a new Structure either by the Planning Commission or the Building Department.
6. Permit procedures and appeals are the same as those in subsection A of this section and Section 18.58.100 of Title 18. Structures identified as Intrusions into Historic Districts Shall not require a certificate for Demolition.

This historic resources assessment addresses findings 1 through 3 above.

1. The demolition of the four residences at 115, 125, 133 and 135 North Pennsylvania Avenue will not have a significant effect on the applicable goals and objectives of the City of Colton's Cultural Resources Preservation Element of the General Plan, discussed further below.

The demolition of the four residences at 115, 125, 133 and 135 North Pennsylvania Avenue will not have a significant effect on the applicable *Goal #2* and its *Policies*.

*Goal #2* seeks to "Identify, designate and preserve specific historically significant structures, landscapes, and facilities." The proposed project, which includes the demolition of the four subject residences, would not have a significant effect on this goal, as the four residences are individually evaluated for historic significance in this historic resource assessment and recommended ineligible for federal, state and local landmark designation. Thus, they are not specific historically significant structures that are eligible for designation and requiring preservation.

*Policy 2a* seeks to "Preserve historic resources in number and type to retain the distinctive character of all stages of Colton's history by establishing historic districts within the City." The proposed project would not affect the City's ability to establish any new historic districts. Because of the properties' lack of historic and architectural significance, and considerable alterations and loss of integrity, their demolition would not have a significant effect on the City's policy to preserve historic resources to retain the distinctive character of Colton's history.

*Policy 2b* seeks to “Enact a Resource Management Plan and Program that maximizes the adaptive re-use of historic resources.” The proposed project would not directly affect City staff’s ability to fund and prepare a Resource Management Plan and Program.

*Policy 2c* seeks to “Enact local ordinances to ensure effective preservation, protection and management of significant historic resources and place such resources in the public domain. Update these ordinances as appropriate.” The proposed project would not affect the City’s ability to enact any local ordinances or its ability to place historic resources in the public domain.

*Policy 2d* seeks to “Expand the responsibilities of the Historic Preservation commission to allow the Commission to make specific recommendations to City Council.” The proposed project would not directly affect the City’s expansion of the HPC’s responsibilities and its ability to make specific recommendations to City Council.

*Policy 2e* seeks to “Explore potential sources of funding for acquisition, preservation and management of historic resources.” The proposed project would not directly affect the City’s ability to explore potential funding sources related to historic resource preservation and management.

*Policy 2f* seeks to “Ensure future development is compatible with existing structures and district characteristics.” The proposed project would be compatible with existing structures and district characteristics because the project site is adjacent to the existing Amko recycling facilities on Pennsylvania Avenue, and because the district already contains within its boundaries large-scale structures/ buildings that are not related to fruit-growing or early residential development, which are the reasons given for the historic district’s significance. These include a grocery store and shopping center at Mill Street and Rancho Avenue, various schools and churches, and numerous commercial properties on Valley Boulevard.

2. The subject residences were built with conventional construction materials and do not feature unusual designs that could not be reproduced, or could only be reproduced with great difficulty and expense.
3. As described in the significance evaluation above, the subject residences are not eligible for listing in the NRHP or CRHR.

## 8 Conclusions

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The four adjacent residences at 135, 133, 125 and 115 North Pennsylvania Avenue were evaluated for listing in the NRHP, CRHR, and for individual designation as City of Colton Historic Landmarks. Based on the current assessment, Rincon finds the four residences are ineligible for listing in the NRHP and CRHR, and none of the properties satisfy the criteria to be individually designated as a City of Colton Historic Landmark.

The four residences are located at the southeastern boundary of the locally-designated Terrace Historic District. The Terrace Historic District, designated in 2000, is considered significant “because it is Colton’s first and largest citrus growing area and was the site of the first residential development in the Colton area.” Built at different times between 1901 and 1926, the subject properties are not representative examples of the first or earliest residential development in the neighborhood, district, or in the city. Local histories and archival records demonstrate residential development had occurred in the city as early as the 1870s and was concentrated a couple of blocks to the east in the vicinity of modern-day 7<sup>th</sup> and 8<sup>th</sup> streets by the late 1880s. Additionally, development of the once larger parcel with the four subject residences was complete by 1926, prior to the decline of citrus growing on The Terrace which was said to have begun in the 1930s as property owners converted their property to residential developments. Thus, the four subject residences are not representative of the shift from agricultural uses to suburbanization occurring in the 1930s and 1940s.

Consultation with the Colton Area Museum for research and information on the four subject residences established the four buildings are not considered to be historically or architecturally significant by the organization. In addition, Marian Murphy, Colton Area Museum Treasurer, noted that the area historically referred to as “The Terrace” is commonly considered to encompass the area between Rancho and Pennsylvania avenues and Mill and Olive streets; thus, it would not extend as far south as J Street.

Altogether, the above evidence supports the proposition that the four subject residences are not strongly contributive to the Terrace Historic District as the historic district is currently defined. Located at the southeastern edge of the historic district’s boundary, the properties are physically and visually separated from the majority of the district by West Valley Boulevard which, according to San Bernardino County PIMS data and the reconnaissance-level survey completed as part of this study, contains many commercial and institutional properties constructed in the second half of the 20<sup>th</sup> century and through the early 2000s. Interstate 10, constructed in the 1950s immediately to the south of the subject residences, is also a large-scale modern intrusion affecting the character of the area.

Colton’s Cultural Resources Preservation Element relies on a historic resources survey and inventory completed in 1992. The Cultural Resources Preservation Element states the inventory must be updated periodically to be effective, and recommends that as part of the update, the survey should rank the structures within historic districts.

The California OHP recommends historic resource surveys be updated if over five years old (California OHP 2020). In addition, as identified in Colton’s Cultural Resources Preservation Element, the City’s existing historic districts do not seem to adhere to OHP guidelines for identifying and

documenting a historic district. As they are currently defined, the City's existing historic districts may serve as local planning areas, but the available data to support the historic district does not meet current standards. Since nearly 30 years have transpired since Colton's historic resources survey was conducted, a reassessment of the Terrace Historic District is recommended to document existing conditions; develop a historic context and significance evaluation; clearly define a period of significance, contributing properties, and boundary justification; and determine if there is any new information that may affect the previous finding.

The proposed project involves the expansion of the existing Amko recycling facility by constructing a new building in order to move its buy-back center serving the public to the west side of Pennsylvania Avenue. The project would include the demolition of the properties at 135, 133, 125 and 115 North Pennsylvania Avenue. Rincon finds that due to a lack of significant associations and overall integrity, the subject properties do not appear eligible for listing in the NRHP, CRHR, or for designation as individual properties as City of Colton Historic Landmarks. Although a full survey and update of the Terrace Historic District was outside the scope of this study, Rincon's preliminary analysis suggests the subject properties are not strong contributors to the existing Terrace Historic District and may be demolished without having a significant impact to the historic district. This report satisfies the City municipal code's requirements for a Certificate of Appropriateness for demolition of a structure in a designated historic district so that findings 1 through 3 can be made. Rincon further recommends an updated survey of the Terrace Historic District be completed.

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# Appendix A

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California Department of Parks and Recreation (DPR) 523 Series Forms

# Appendix B

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Preparer's Qualifications