# Cultural Resources Inventory and Evaluation
# For the Casa Blanca Specific Plan
# Yucaipa, San Bernardino County, California

***Submitted to:***

Meridian Land Development Company
Apple Valley, California

***Submitted by:***

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# Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan Yucaipa, San Bernardino County, California

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*U.S. Geological Survey 7.5-minute Quadrangles:*
Yucaipa, California (1967, photorevised 1988);
Forest Falls, California (1970)

*Area Surveyed:* approximately 235 acres

*Keywords:* Atwood, Cahuilla, Casa Blanca, Cultural Resources Survey, Dunlap, Ethnohistory, Historic Evaluation, History, Prehistory, San Bernardino County, Yucaipa

*Cultural Resources Identified:*

Casa Blanca Ranch (Site CB-001)

*2012-067*

## MANAGEMENT SUMMARY

A cultural resources investigation of a project area located in the city of Yucaipa, San Bernardino County, California was completed in August of 2012 by ECORP Consulting, Inc. (ECORP) under contract to Meridian Land Development Company (Meridian). Meridian proposes to construct a residential development within the approximately 235-acre Casa Blanca Ranch property. The purpose of the investigation was to identify potential historical resources that could be affected by the proposed project, to ensure compliance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). Compliance with Section 106 of the NHPA may be required because a permit may need to be acquired from the U.S. Army Corps of Engineers for alterations to a jurisdictional drainage.

To identify previously recorded cultural resources that would be affected by the proposed project, a cultural resources records search was conducted at the San Bernardino Archaeological Information Center. Archival research was also conducted to establish the historic context of the Casa Blanca Ranch.

The cultural resources records search results indicate that the project area has not been previously surveyed for cultural resources. No previously recorded resources that are eligible for or listed on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) exist within the records search radius.

Following a review of the records search results, an intensive field survey was conducted. The Casa Blanca Ranch, comprising 6 buildings and 31 other features within the project area, dating from 1882 to the late 20$^{th}$ century, was documented as a single site (CB-001). The buildings and features were evaluated for eligibility for both the NRHP and the CRHR, and the main Casa Blanca residence (Feature 1) was found to possess the historic and architectural significance, as well as the integrity, that are necessary to be eligible for listing in both the NRHP and the CRHR. The remaining buildings and features, other than the main residence (Feature 1), were found to lack the significance necessary for neither NRHP nor CRHR listing.

Because of its historic and architectural significance, demolition or modification of the main Casa Blanca Ranch residence (Feature 1) would constitute a significant impact to a historical resource under both Section 106 of NHPA and CEQA. Therefore, preservation of the house, as well as the landscaping and plantings forming its immediate surroundings, is recommended.

Because the remaining buildings and features within the site do not possess the significance necessary for NRHP or CRHR listing, there would be no impacts to any of these features under either Section 106 of NHPA or CEQA as a result of the proposed project, and no mitigation measures are recommended for these features.

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## 1.0 INTRODUCTION

A cultural resources investigation was conducted for a project area located in the City of Yucaipa, San Bernardino County, California as part of an environmental constraints study for four contiguous parcels that encompass approximately 235 acres. The project area is located within a former agricultural property located at 36104 Oak Glen Road, which was formerly known as the Dunlap Ranch, the Atwood Ranch, and Casa Blanca Ranch. The cultural resources investigation was completed in support of a due diligence effort of four land development parcels under consideration for rural residential development. The study was completed by ECORP Consulting, Inc. (ECORP) under contract to Meridian Land Development Company (Meridian) to identify cultural resources that could be affected by the proposed project, to ensure compliance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). Compliance with Section 106 of the NHPA may be required because a permit may need to be acquired from the U.S. Army Corps of Engineers for alterations to a jurisdictional drainage. Compliance with CEQA is required because the proposed project is subject to approval by the City of Yucaipa. The location of the project area is shown below in Figures 1 and 2.

The proposed project area consists of four privately-owned parcels located north of Oak Glen Road and east of Jefferson Street (see Figure 2). The Area of Potential Effect (APE) boundary includes all areas that could be subject to ground disturbance as a result of construction activity within the four parcels.

To identify existing cultural resources that would be affected by the proposed project, a cultural resources records search was conducted at the San Bernardino Archaeological Information Center, archival research was done to establish the history of Casa Blanca Ranch. Following a review of the records search results, an intensive field survey was conducted.

A complex of residential and agricultural buildings and features within the property, dating from 1882 to the late 20$^{th}$ century, was documented as a single site (CB-001). The buildings and features were evaluated, and the main Casa Blanca residence was found to possess the historic and architectural significance, as well as the integrity, that are necessary to be eligible for listing in both the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The remaining buildings and features within the site were found to lack the significance and integrity necessary for CRHR listing. This report presents the methods and results of the records search, archival research, field survey, and historic evaluation that were conducted for the project, along with management recommendations.

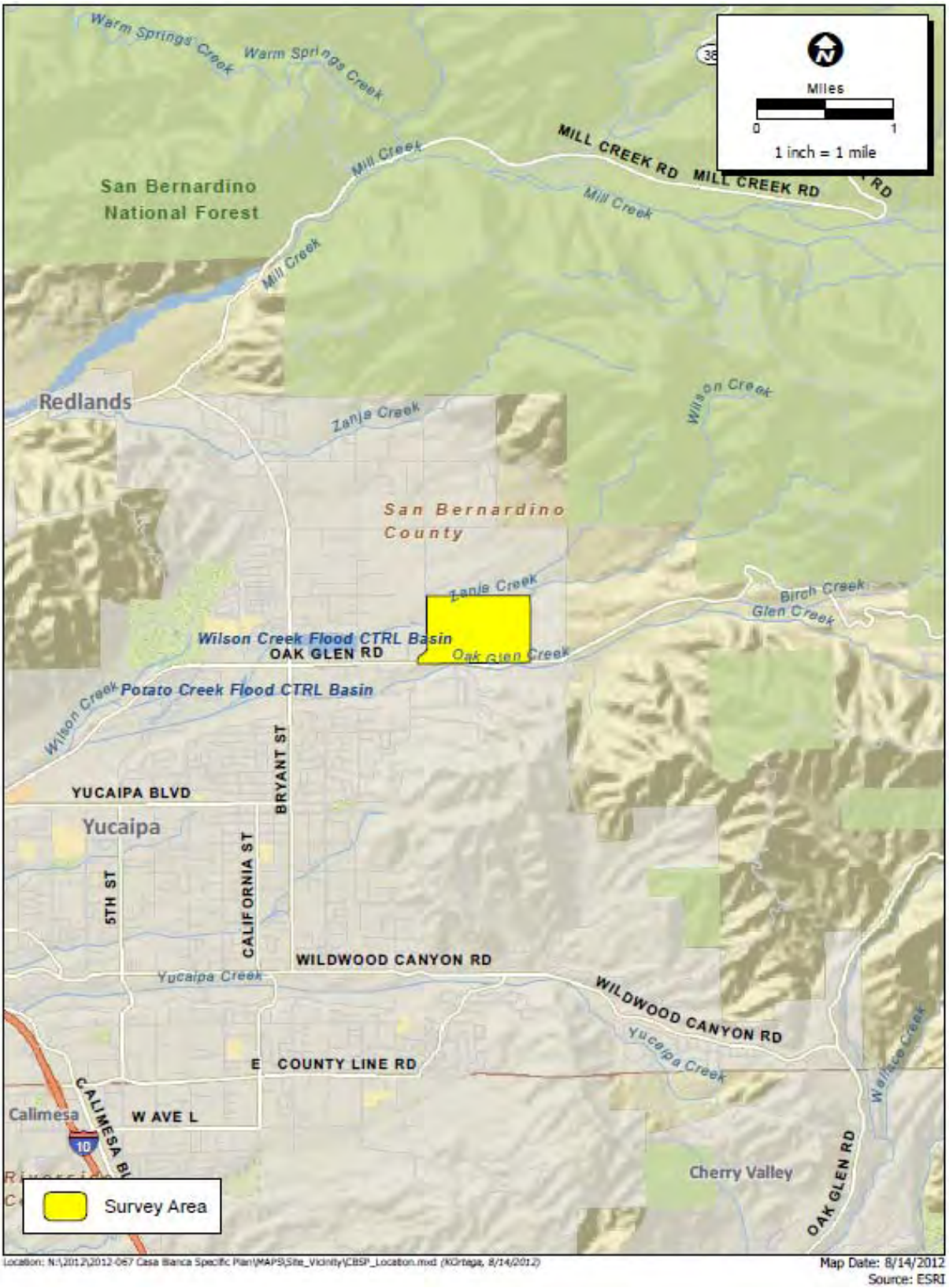


Figure 1 Project Area Vicinity, San Bernardino County, California

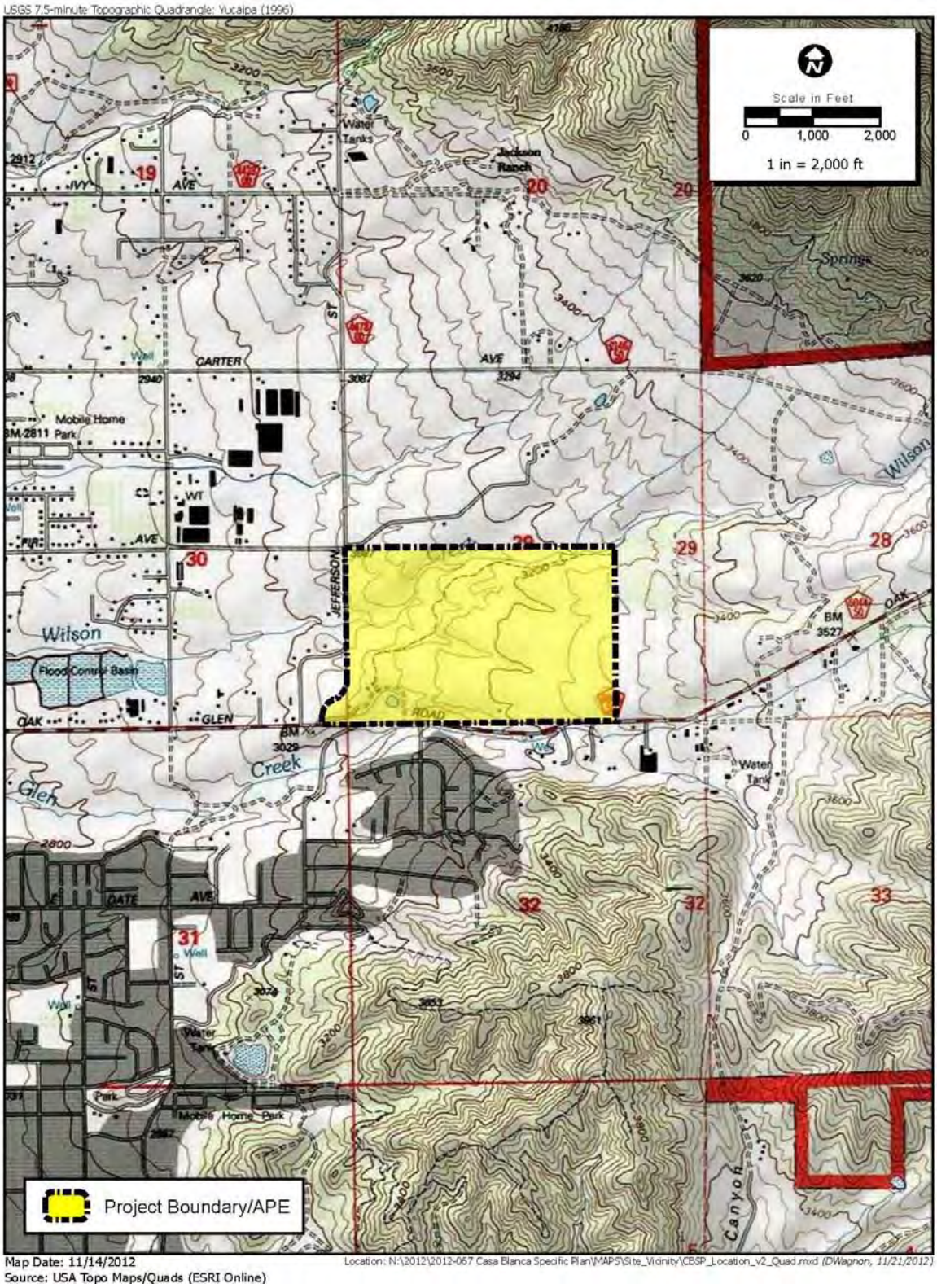


Figure 2 Project Area and Area of Potential Effect Boundary, City of Yucaipa, San Bernardino County, California

## 2.0 LOCATION AND SETTING

The project area is located in the City of Yucaipa, San Bernardino County, California. As shown on the U. S. Geological Survey (USGS) 7.5-minute Yucaipa, California topographic quadrangle map (1967, photorevised 1988), the project area occupies the entire southwest quarter and the west half of the southeast quarter of Section 29, and a small portion of the southeast quarter of Section 30, Township 1 South, Range 1 West of the San Bernardino Base and Meridian (see Figure 2, above). Access is via an unpaved driveway leading northeast from Oak Glen Road. Overview photographs of the project area are presented in Appendix A.

The project area is situated in the Yucaipa Valley, an alluvial plain bordered by the San Bernardino Mountains on the north, east, and south, and the Crafton Hills on the west. Elevations range from approximately 3,035 to 3,295 feet above mean sea level. The project area descends gently from northeast to southwest, and consists of several wide, flat benches separated by deep, steep-sided ravines. The nearest natural water source is Wilson Creek, a seasonal drainage that runs from northeast to southwest across the northern half of the project area. Oak Glen Creek is located nearby, across Oak Glen Road to the south.

The soil in the area consists of alluvial silt, sand, and gravel, with numerous rounded granitic cobbles and boulders, and sparsely scattered bedrock outcroppings. Vegetation consists of dense chaparral in the ravines, with wide expanses of grain and hay crops on the flat benches. Ornamental trees, including deodar cedar, olive, cypress, pepper, palm, sycamore, and eucalyptus provide shade in the vicinity of the ranch buildings. An olive grove borders the north side of Oak Glen Road, and a small fruit orchard is located north of the main residence. Disturbances consist of the construction of post-historic buildings, grading for unpaved driveways and access roads, plowing and other agricultural activities, disking for weed abatement, trenching for irrigation pipelines, erosion, and bioturbation.

## 3.0 CULTURAL SETTING

### 3.1 Prehistory

It is generally believed that human occupation of southern California dates to at least 12,000 years before present (B.P.). Five cultural periods of prehistoric occupation of California during the Terminal Pleistocene Epoch/Holocene Epoch (12,000 years B.P. to present) are discussed below: the Paleo-Indian Period, the Early Archaic Period, the Archaic or Milling Stone Period, the Intermediate Period, and the Late Prehistoric Period.

#### Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 B.P.)

The first inhabitants of southern California were big game hunters and gatherers exploiting extinct species of Pleistocene megafauna (e.g., mammoth and other Rancholabrean fauna). Local "fluted point" assemblages comprised of large spear points or knives are stylistically and technologically similar to the Clovis Paleo-Indian cultural tradition dated to this period elsewhere in North America (Moratto 1984). Archaeological evidence for this period in southern California is limited to a few small temporary camps with fluted points found around late Pleistocene lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley.

Single points are reported from Ocotillo Wells and Cuyamaca Pass in eastern San Diego County and from the Yuha Desert in Imperial County (Rondeau et al. 2007).

### Early Archaic Period/Early Holocene (10,000 to 8,000 B.P.)

Approximately 10,000 years ago at the beginning of the Holocene, increasingly warm temperatures, possibly accelerated by human predation, caused the extinction of the megafauna; thus, these people were forced to change their subsistence strategies to hunting smaller game with increasing reliance on plant gathering. Previously, Early Holocene sites were represented by only a few sites and isolates from the Lake Mojave and San Dieguito complexes found along former lakebeds and grasslands of the Mojave Desert and in inland San Diego County. More recently, southern California Early Holocene sites have been found along the Santa Barbara Channel (Erlandson 1994), in western Riverside County (Grenda 1997; Goldberg 2001), and along the San Diego County coast (Gallegos 1991; Koerper et al. 1991; Warren 1967).

The San Dieguito Complex was defined based on material found at the Harris site (CA-SDI-149) on the San Dieguito River near Lake Hodges in San Diego County. San Dieguito artifacts include large leaf-shaped points; leaf-shaped knives; large ovoid, domed, and rectangular end and side scrapers; engraving tools; and crescentics (Koerper et al. 1991). The San Dieguito Complex at the Harris site dates to 9,000 to 7,500 B.P. (Gallegos 1991: Figure 3.9). However, sites from this time period in coastal San Diego County have yielded artifacts and subsistence remains characteristic of the succeeding Milling Stone Period, including manos, metates, core-cobble tools, and marine shell (Gallegos 1991; Koerper et al. 1991).

### Archaic or Milling Stone Period/Middle Holocene (8,000 to 3,000 B.P.)

Residential sites along the coast from this period are shell middens with hearths. The most common artifacts are manos and milling stones (metates) and large core-cobble chopping tools. Other artifacts include hammerstones, large flake tools including scraper-planes and scrapers, worked bone, beads, cogged stones, discoidals, doughnut stones, and stone balls. Projectile points (usually large leaf-shaped points and Elko points) are not plentiful, but faunal remains indicate deer and rabbits were hunted. Sites near bays and estuaries contain abundant shell and fish remains (Masters and Gallegos 1997). Burials were inhumations with associated grinding implements. The Milling Stone Period was originally defined based on sites along the Los Angeles and Ventura County coasts (Wallace 1955). The Milling Stone Period was extended to inland areas when sites with similar artifact inventories (but without shell middens) were investigated near Cucamonga (Salls 1983), in the Prado Basin (Goldberg and Arnold 1988), and in Crowder Canyon near Cajon Pass (Kowta 1969; Basgall and True 1985). Population density was relatively low compared to later periods. The settlement system may have consisted of small bands moving in a seasonal round from the coast to inland areas and back again.

### Intermediate Period/Late Holocene (3,000 to 1,350 B.P.)

Mortars and pestles were first used during the Intermediate Period, and probably indicate the beginning of acorn exploitation. Use of the acorn, a storable, high-calorie food source, probably allowed greater sedentism. Large projectile points, including Elko points, indicate that hunting was probably accomplished with the *atlatl* or spear thrower. The settlement pattern may have been semi-sedentary with winter residential bases near a permanent water source and use of temporary camps for resource collection during the rest of the year.

In the upper Santa Ana River drainage area, it has been suggested that the Milling Stone Period artifact assemblage (preponderance of manos and metates and core tools and few or no mortars and pestles) continued into the time period designated as Intermediate on the coast (Kowta 1969; Goldberg and Arnold 1988). This may indicate that intensive acorn use began later in inland areas compared to the coast. In western Riverside County the period corresponding to the Intermediate Period on the coast is the Late Archaic. Mortars and pestles were present in small quantities in some Late Archaic sites and entirely absent in others (Goldberg 2001).

### Late Prehistoric Period/Late Holocene (1,350 B.P. to Spanish Contact [A.D. 1769])

The complex hunter-gatherer cultures encountered by the Spaniards in southern California developed during the Late Prehistoric Period. People lived in villages of up to 250 people located near permanent water and a variety of food sources. Each village was typically located at the center of an area from which resources for the group were gathered. Small groups left the village for short periods of time to hunt, fish, and gather plant foods. While away from the village, they established temporary camps and created locations where food and other materials were processed. Archaeologically, such locations are evidenced by manos and metates for seed grinding, bedrock mortars for acorn pulverizing, and lithic scatters indicating manufacturing or maintenance of stone tools (usually made of chert) used in hunting or butchering. Overnight stays in field camps are evidenced by fire-affected rock used in hearths.

The more intensive use of resources and settlement in permanent villages near water sources in inland areas may have been a response to a warmer drier period known as the Medieval Climatic Anomaly (MCA) (1,050 to 600 B.P.). Droughts during the MCA were “severe enough to cause problems for residents of poorly watered areas of Native California” (Jones and Klar 2007:302).

The beginning of the Late Prehistoric Period is marked by the introduction of the bow and arrow, which made deer hunting more efficient. The bow and arrow was also used in wars for territorial defense. One of the most important food resources for inland groups was acorns gathered from oak groves in canyons, drainages, and foothills. Acorn processing was labor intensive, requiring grinding in a mortar and leaching with water to remove tannic acid (Basgall 1987). Many of the mortars are bedrock mortars which are indicators of the Late Prehistoric Period. Acorns provided a storable resource which promoted sedentism. Seeds from sage and grasses, goosefoot, and California buckwheat were collected and ground into meal with manos and metates. Protein was supplied through the meat of deer, rabbits, and other animals, hunted with bow and arrow or trapped using snares, nets, and deadfalls.

Trade among local groups and inland and coastal groups was important as a means of obtaining resources from outside the local group’s territory. Items traded over long distances included obsidian from the Obsidian Butte source in Imperial County and from the Coso source in Inyo County, steatite bowls and ornaments from Catalina Island, shell beads and ornaments from the Santa Barbara Channel area, rabbit skins and deer hides from the interior, and dried fish and shellfish from the coast. Acorns, seeds, and other food resources were probably exchanged locally.

## 3.2 Ethnohistory

The project area is located in the region known to have been occupied by the Cahuilla Native American group. Cahuilla territory was bounded on the north by the San Bernardino Mountains, on the east by the Orocopia Mountains, on the west by the Santa Ana River, the San Jacinto Plain and the eastern slope of the Palomar Mountains, and on the south by Borrego Springs and the Chocolate Mountains (Bean 1978).

The diversity of the territory provided the Cahuilla with a variety of foods. It has been estimated that the Cahuilla exploited more than 500 native and non-native plants (Bean and Saubel 1972). Acorns, mesquite, screw beans, piñon nuts, and various types of cacti were used. A variety of seeds, wild fruits and berries, tubers, roots, and greens were also a part of the Cahuilla diet. A marginal agricultural existence provided corn, beans, squashes, and melons. Rabbits and small animals were hunted to supplement the diet. During high stands of Ancient Lake Cahuilla (the predecessor of today's Salton Sea), fish, migratory birds, and marshland vegetation were taken for sustenance and utilitarian purposes (Bean 1978).

Structures within permanent villages ranged from small brush shelters to dome-shaped or rectangular dwellings. Villages were situated near water sources, in the canyons near springs, or on alluvial fans at man-made walk-in wells (Bean 1972). Mortuary practices entailed cremation of the dead. Upon a person's death, the body was bound or put inside a net and then cremated. Secondary interments also occurred. A mourning ceremony took place about a year after death. During this ceremony, an image of the deceased was burned along with other goods (Lando and Modesto 1977; Strong 1929).

Precontact Cahuilla population has been estimated from as low as 2,500 to as high as 10,000. At the time of first contact with Europeans, around 1774, the Cahuilla numbered approximately 6,000. Although they were the first to come into contact with the Cahuilla, the Spanish had little to do with those of the desert region. Some of the Cahuilla who lived in the plains and valleys west of the desert and mountains, however, were missionized through the *capilla* (chapel) of Mission San Gabriel that was located near present-day Redlands. Cahuilla political, economic, and religious autonomy was maintained until 1877 when the United States government established Indian reservations in the region. At about that time, protestant missionaries came into the area to convert the Native American population. During this era, traditional cultural practices, such as cremation of the dead, were prohibited. Today, the Cahuilla reside on eight separate reservations in southern California, located from Banning in the north to Warner Springs in the south and from Hemet in the west to Thermal in the east (Bean 1978).

## 3.3 History

**Southern California and the Yucaipa Valley.** The first European to visit Alta California (the area north of Baja California) was Spanish maritime explorer Juan Rodriguez Cabrillo, in 1542. Sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage, Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. In 1579, the English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaíno also named

San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of Alta California began with a land expedition led by Spanish army captain Gaspar de Portolá. In 1769, Portolá and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay area. As a result of this expedition, Spanish missions to convert the native population to Catholicism, *presidios* (forts), and *pueblos* (towns) were established. The Franciscan missionary friars built 21 missions in Alta California, beginning with Mission San Diego in 1769 and ending with the missions in San Rafael and Sonoma, founded in 1823. Mission San Diego was established to convert the Native Americans that lived in the area, known as the *Kumeyaay* or Diegueño. Mission San Gabriel Archangel began in 1771, east of what is now Los Angeles, to convert the *Tongva* or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was built in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the *Agjachemem* or Juaneño. Mission San Luis Rey began in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established *asistencias*, or mission outposts, and *capillas*, or chapels, in inland areas. A capilla of Mission San Gabriel Archangel was founded in 1819 in the southern part of Serrano territory, within the western outskirts of present-day Redlands (Bean and Smith 1978). An asistencia of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory farther up the San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed *presidios*, or forts, at San Diego and Santa Barbara, and a *pueblo*, or town, was established at Los Angeles.

The Spanish period, which had begun in 1769 with the Portolá expedition, ended in 1821 with Mexican independence. After Mexico became independent from Spain, what is now California became the Mexican province of Alta California. The Mexican government secularized the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants, or *ranchos* (Robinson 1948). Rancho owners sometimes lived in one of the towns, such as San Diego (near the presidio), San Juan Capistrano (around the mission), or Los Angeles, but often resided in an adobe house on their own land, as at Rancho Yucaipa.

The Mexican Period, which began with independence from Spain in 1821, continued until the Mexican-American War of 1846-1848. The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the Territory of California. Rapid population increase occasioned by the Gold Rush of 1849 led to statehood in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult for their owners to pay the new American taxes on the thousands of acres. Many Mexican-

American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. Foreclosures and land sales eventually resulted in the transfer of most of the land grants into the hands of Anglo-Americans (Cleland 1941).

During the Spanish Period, the San Bernardino area, including the Yucaipa Valley, was under the influence of Mission San Gabriel Archangel. In 1842, several years after the secularization of the missions, the Mexican government, represented by California Governor Juan Bautista Alvarado, made a large land grant to Don Antonio Maria Lugo and his three sons. The Lugo family's Rancho San Bernardino encompassed land in both the San Bernardino and Yucaipa valleys, extending from present-day Colton to Calimesa. Around 1841, a nephew of Lugo, Don Diego Sepulveda, moved a large herd of cattle onto Rancho San Bernardino land in the Yucaipa Valley, which had been conveyed to him by Lugo, and attempted to establish a ranch and home there. Ygnacio Palomares, a rival rancher, filed a dispute with local authorities over grazing rights, and litigation took place between the two men. Governor Alvarado, however, was required by law to uphold the Spanish grant to Lugo, as well as Lugo's subsequent conveyance of land to Sepulveda. It most likely did not hurt Sepulveda's case that Alvarado was related to the Lugos. With Alvarado's influence, the legal contest was eventually decided in favor of Sepulveda, and his Rancho Yucaipa was established. Sepulveda built a two-story adobe ranch house in 1841 and 1842 that still stands on today's Kentucky Street. It is the oldest house in San Bernardino County, and is maintained by the Yucaipa Valley Historical Society Museum (Richards 1966; San Bernardino County Museum 2005; Yucaipa Valley Historical Society Museum n.d.a).

In the spring of 1851, 437 Mormon settlers, who had come in wagons from Salt Lake City, settled in the San Bernardino Valley. Two apostles, Amasa Lyman and Charles C. Rich, acting as representatives of the Latter Day Saints, bought a large portion of Rancho San Bernardino from the Lugos. The purchase also included Rancho Yucaipa and the Sepulveda adobe. During the Mormon period, reputed "mountain man" John Brown occupied the adobe without authorization. The Mormons tried to evict him on several occasions, but were unsuccessful. By the time the Mormons were recalled to Salt Lake City in 1857, Brown had become a county supervisor and owned the land. That year, he sold Rancho Yucaipa and the Sepulveda adobe to a trader named James Waters (Atchley 1979; Bowler-Muggeridge 1999; Yucaipa Valley Historical Society Museum n.d.a).

In 1869, a 58-year-old cattleman from Texas named John W. Dunlap, and his partner, William R. Standefer, purchased Rancho Yucaipa, which occupied 3,840 acres of land, from Waters, who had decided to move to San Bernardino. Dunlap, born in Illinois in 1811, had been a stockman in Texas and fought for the independence of that territory form Mexico. In 1854, he came to California by ox team, and was one of the first settlers of El Monte. After buying Rancho Yucaipa with Standefer, Dunlap and his wife, Mary Ann, along with their nine children, lived in the old Sepulveda adobe. Dunlap and Standefer planted 1,500 acres in grain, 100 acres in alfalfa, and raised cattle and sheep (Archer 1976; Atchley 1979; Bowler-Muggeridge 1999; San Bernardino County Museum 2005). Dunlap also kept horses, oxen, and hogs (Yucaipa Valley Historical Society Museum n.d.b). Around the same time (1869), John Dunlap may have been the first farmer to plant apple orchards in the Yucaipa area (Teeters n.d.). By the 1890s, the Dunlap family was among the leading apple growers in the region (*Citrograph* 1896a). The western portion of Yucaipa Valley came to be known as "Dunlap," or "Dunlap Acres."

On July 7, 1875, John Dunlap was killed when he walked onto a horse racing track in San Bernardino and was hit by a harness rig. After John's death, the Dunlaps' partnership with William Standefer was legally settled and came to an end (Probate Court of the County of San Bernardino 1875). Dunlap's widow, Mary Ann, rented the ranch to three of their sons, Franklin Pierce, Louis, and Jack, and operations continued. In 1879, they leased land in Dunlap Acres to Chinese laborers who grew vegetables in an area near today's 5th and E streets in Yucaipa that became known as China Gardens (Atchley 1979; Yucaipa Valley Historical Society Museum n.d.b). In 1883, the Dunlaps started a dairy on their property, dug wells, and alfalfa became an important crop as feed for the dairy cows (Atchley 1979). The Dunlaps prospered with diary and farm produce, supplying local towns and mining districts, including a minor gold rush that flourished in the nearby Crafton Hills between 1884 and 1891 (Atchley 1979).

By the early 1890s, Yucaipa Valley had a population of around 150. The Yucaipa-Redlands Land and Water Ranchero, established in the late 1800s, was the first water organization to serve the developing area. While providing drinking water for the small population, this company, as well as others that followed, primarily delivered water from mountain runoff to irrigate fruit tree orchards and other crops. As the population increased during the early 20th century, the small water companies drilled wells to augment the mountain streams (Yucaipa Valley Water District n.d.). In 1903, after the death of their mother, the Dunlap brothers, Franklin Pierce, Louis, and Jack, incorporated to establish the Yucaipa Land and Water Company. The venture failed because of a lack of financial backing, but a second attempt in 1907 succeeded (Atchley 1979). Other local development companies also formed during that period. George A. Atwood, a local farmer and businessman, and his two partners, M. N. Newmark and James N. Neeland, grain and railroad executives, respectively, formed the Yucaipa Colonization Company for the planning of a formal community. In 1906, "Yucaipa City" was platted by the company on land they had purchased north of today's Yucaipa Boulevard, but there was little interest among buyers because of the inadequate water supply (Montgomery 1984). Little growth took place until around 1910, when the Redlands and Yucaipa Land Company was formed by Atwood and three new partners, and various water organizations began to supply adequate water for further development (Garrett 1992).

The Atwood family came to the San Bernardino area from Iowa by wagon train in 1860. Danford and Jane Atwood bought a small ranch in San Bernardino, where George, one of their nine children, was raised and went to school (W. W. Elliot & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.c). George, who was born in 1853, first saw Yucaipa Valley at the age of 14 when he and a young friend rode their horses across San Bernardino Valley, through Reservoir Canyon, and stayed overnight at a friend's cabin in Hog Canyon (known today as Wildwood Canyon). He made frequent trips to the valley after that, recognizing its rich agricultural potential, which he believed had not been fully exploited (Fox 1954). In 1882, Atwood leased 1,000 acres in Yucaipa Valley from San Francisco businessmen J. F. Houghton and the McNee brothers, and began plowing it with six 12-mule teams, to plant wheat. Over the next several years, he increased his leased acres to 11,000, including land owned by the Dunlaps, and was appointed director of California's Eighth Agricultural District in 1888 (Humphreys 1978; W.W. Elliott & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.c, d). In 1886, Atwood married Alice Rebecca Fredericks, a native of Ohio who had moved to San Bernardino two years earlier (W.W. Elliot & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.d). George and Alice Atwood had one child, Leon Arnold, born in Yucaipa in 1887.

The provision of a reliable drinking and irrigation water supply made the development of Yucaipa possible. George Atwood, sometimes called the "father of Yucaipa" (Montgomery 1984), "... to whose vision and business acumen the development of the Yucaipa Valley is due..." (Yucaipa Valley Historical Society Museum 1935), established the Redlands and Yucaipa Land Company in 1910 with A. N. Dike and J. H. Logie. With Atwood as Director and General Manager, the company began purchasing land in the valley and selling parcels for $75.00 to $250.00 as small farms and home sites. Two years later, the partners formed the Redlands and Yucaipa Water Company, with Atwood as President, Dike as Vice-president, and Logie as Secretary (Pollard 1985; Yucaipa Valley Historical Society Museum n.d.a). In 1910, a 30-room, 2-story hotel, a grocery store, and a hardware store were built in the small community, and plans for a school were under way. Farmers, attracted to the soil and water, which was piped in from the nearby mountains or pumped up from wells, began planting apple, peach, cherry, and plum trees. In 1924, the Redlands and Yucaipa Water Company reported 80 Yucaipa Valley customers in its First Annual Report to the State of California. George Atwood remained president of the company until his death, in 1935. By 1946, the number of water customers had grown to 275, and several additional local water companies were operating (Yucaipa Valley Historical Society Museum n.d.a, d).

The post-World War II growth of Yucaipa was boosted by the construction of Interstate Highway 10 through the community in the early 1960s. The City of Yucaipa was incorporated in 1969, and its population, which continues to grow rapidly, was approximately 52,100 in 2011 (Google Public Data 2012). Eventually, the need for a single integrated water agency was recognized, and in 1971, the numerous small water companies were combined to form the Yucaipa Valley County Water District. Two years later, the Triple Falls Water Company was acquired by the district. In 1985, the word "County" was dropped from the name. In 1987, the Harry V. Slack Water Company was purchased by the Yucaipa Valley Water District, and the most recent addition, in 1992, was the Wildwood Canyon Mutual Water Company (Yucaipa Valley Water District n.d.).

**Casa Blanca Ranch.** In January of 1871, W. W. Standefer, a relative of John Dunlap's partner William R. Standefer, purchased land in the southwest and southeast quarters of Section 29, Township 1 South, Range 1 West of the San Bernardino Base and Meridian from Ridgway G. Rowley for $400.00 (County of San Francisco 1871). A few years later, in August of 1874, W. W. Standefer conveyed the parcel to John Dunlap and William R. Standefer for $1,000.00. This land, adjoining their Rancho Yucaipa holdings, increased the size of their property and was to be the site of the ranch known in later years as Casa Blanca (County of Los Angeles 1874).

John and Mary Ann Dunlap's oldest son, Franklin Pierce Dunlap, was born in Texas in 1853, the year before the family moved to California. Franklin Pierce, known to family and friends as "Pierce," married 21-year-old Isabelle "Belle" Heap on February 3, 1879 (Bowler-Muggeridge 1999). In 1882, Pierce and Belle Dunlap began construction of a large, two-story farmhouse on a hill overlooking the road to Oak Glen, made of bricks formed and fired on the property. Their home, long known as "Yucaipa Valley's showplace," also served as the local schoolhouse, church, post office, and stage stop during its early years (Archer 1976; Humphreys 1978; Palmer 1984; *San Bernardino County Sun* n.d.; Yucaipa Valley Historical Society Museum n.d.e). After Pierce moved with Belle to the new ranch house in Redlands, his brother Louis Dunlap and succeeding generations of Dunlaps continued to live in the Yucaipa Valley, residing in the old Sepulveda adobe until the 1950s.

The Dunlap Ranch, as Casa Blanca Ranch was called in the late 19th and early 20th centuries, was the largest in Yucaipa Valley, and was headquarters for Pierce's ranching activities, which consisted mainly of raising cattle, goats, grain crops, and fruit trees (Yucaipa Valley Historical Society Museum n.d.f). A small grape vineyard occupied the yard west of the house. The residence was also the center of social activities for neighbors for miles around, and receptions and parties were held there regularly (*Citrograph* 1896b; Teeters n.d.). There was even an unsuccessful attempt to incorporate the ranch site as the town of Dunlap (Yucaipa Valley Historical Society 2007). In 1893, Pierce was appointed the area's first postmaster, and the local post office was set up in a room next to the kitchen on the south side of the house, known today as the library. Mail service at the Dunlap Ranch continued until 1896, with stage coaches travelling along Oak Glen Road stopping for pickups and deliveries (*Yucaipa-Calimesa News-Mirror* 1978). That year, postal service was moved across the road to larger quarters at "Hayseed Hall," where it remained until 1910 (Yucaipa Valley Historical Society Museum n.d.f).

Early in the house's history, the Dunlaps built an 8-by-10-foot room within the shelter of the north-side porch, equipped it with a blackboard, and began using it to conduct the first grammar school classes in the area (Humphreys 1978). The school room was also occasionally used for church services when circuit preachers happened to be passing through. The room was used as a school until around 1911, when the Pass School was opened on Cherrycroft Road, about half a mile north (Yucaipa Valley Historical Society Museum n.d.g).

A drought during the late 1890s and early 1900s, along with increasing taxation, brought about the end of the large cattle herds and the vast Dunlap Ranch. The Dunlaps, who had owned and farmed most of Yucaipa Valley, were forced to subdivide and sell much their property as smaller farms (Archer 1976; Yucaipa Valley Historical Society Museum n.d.b). In November 1906, Franklin Pierce and Isabelle Dunlap sold the ranch property, including their two-story brick house, to George A. Atwood, one of the founders of the Yucaipa Colonization Company (Consolidated Abstract and Title Guarantee Company 1906). The Dunlaps moved to Redlands, and later lived in Rialto, where Pierce died in 1928 and Isabelle passed away in 1936 (*San Bernardino County Sun* 1928; Teeters n.d.).

In 1908, less than two years after George Atwood had acquired the Dunlap Ranch and house through a land deal made by his Yucaipa Colonization Company, he and his wife, Alice, made a wedding gift of the two-story brick residence and 257 surrounding acres of former Dunlap land to their only son, 21-year-old Leon A. Atwood, and his 20-year-old bride, Frances Hooper Atwood of Colton. Between about 1910 and 1912, the younger Atwoods completed extensive modifications to the exterior of the building. They increased the deep, wrap-around porch, which had only been one story, to two stories by replacing the former porch roof with a second-story porch floor, and extending the second-story roof to shelter it. Along the front and north sides, the flat, jigsaw-cut brackets that had decorated the tops of each of the original porch roof support columns were removed and reinstalled on the new second-story roof supports. Plain, square-section cross pieces replaced the original brackets on the downstairs porch columns. The former central window opening in the front of the second story was cut all the way down to the new upper-porch floor, and the window was replaced with French doors. The building's plain red brick walls and all of the wood trim were painted white, and the Atwoods named their house "Casa Blanca" (Farren 1996; Humphreys 1978; Palmer 1984; Yucaipa Valley Historical Society Museum n.d.d, f, h).

On October 9, 1909, the year after they moved into Casa Blanca, Leon and Frances Atwood had their first child, Leon Arnold Jr. A girl, Frances Mary, was also born while they lived on the ranch. They continued farming the land, and most of its 257 acres were planted in alfalfa, wheat, and barley. Beginning in 1912, they also maintained 30 acres of fruit orchards, of which 15 acres were apple trees, including Rome Beauty, Winesap, White Winter Pearmain, Bellflower, and Rhode Island Greening varieties (*Yucaipa Record* 1915). Two thousand boxes of apples were shipped in 1913 (*Yucaipa News*-Mirror 1913). Although there were successful crops some years, apple trees could not thrive consistently in the climate of the relatively low 3,000-foot elevation of the ranch. The Atwoods replaced them with peach trees in 1935, and continued to grow peaches until 1950. Other crops included chestnuts, apricots, and grapes. There were also cattle, sheep, hogs, and chickens (Farren 1996; Palmer 1984; Yucaipa Valley Historical Society Museum n.d.f, i).

World War I (1914-1918) brought a new crop to Casa Blanca. During the early 20th century, the United States consumed 80 to 90 percent of the worldwide production of olive oil. In addition to its use as a food, olive oil had industrial and technical applications, such as oiling textiles, making soap, and fuel for lighting. The Great War resulted in embargoes on the export of the oil from European countries, where most of it was produced (Humphreys 1978; Ramon-Muñoz 2012). There was a sudden demand for domestically grown olive oil, and the Atwoods planted an olive grove on the hill slope along Oak Glen Road. They also planted a row of olive trees along the north side of the front yard, west of the house (Yucaipa Valley Historical Society Museum n.d.i). When worldwide trade returned to normal after the war, the demand for American-grown olive oil was greatly diminished, but Frances Atwood continued to have the trees maintained, and allowed Casa Blanca's neighbors to pick all of the olives they wanted for home curing (Yucaipa Valley Historical Society Museum 1983). The olive grove and the trees edging the front yard still exist.

The Atwoods' son, Leon Jr., attended first grade at the Pass School, a one-room schoolhouse about a half mile north on Cherrycroft Road that had replaced the tiny school room at Casa Blanca. In 1917, Leon Sr. and Frances, wanting their children to attend better schools in the city, moved the family to San Bernardino, where they lived near Leon Sr.'s. parents, George and Alice Atwood. A third child, Stanford William "Tagg" Atwood was born in San Bernardino (Farren 1996; Humphreys 1978; Lively 1975; Montgomery 1984; Yucaipa Valley Historical Society Museum n.d.d). While the Atwoods were absent, the ranch lands were worked by a neighboring farmer and friend, Ray Webster, while Vet Overly, the ranch foreman, lived in the big white house (Yucaipa Valley Historical Society Museum n.d.h). Frances Atwood would return to Casa Blanca as a widow nearly 20 years later to live out her retirement, but the original occupation of the ranch by Yucaipa pioneers and founders, the Dunlaps and Atwoods, had come to an end.

Leon Atwood Sr. was a member of the Board of Directors of the Pacific Electric Company, the interurban railroad that served the Los Angeles, Orange County, and San Bernardino areas from the late 19th century until the early 1960s. In 1926, while riding one of the P.E.'s Red Cars between San Bernardino and Los Angeles, he was killed in an accident at the age of thirty-nine (Humphreys 1978; Liveley 1975; State Mutual Savings and Loan n.d.; Yucaipa Valley Historical Society Museum n.d.d, h). His widow, Frances, continued to live in San Bernardino with their three children, and they and her in-laws, George and Alice Atwood, frequently visited Casa Blanca. Webster, Overly, and the ranch hands continued to work the fields. In the 1920s, additional work was completed to bring water to the valley to irrigate the fruit orchards. George

Atwood's Redlands and Yucaipa Land Company owned all of the water rights in Potato Canyon, a few miles east in Oak Glen. Excavation contractors Sharpe and Nolte, and Shannon and Beiber, dug water tunnels to collect groundwater in the nearby mountain slopes. A 20-inch-diameter concrete pipeline, made with Wilson Creek gravel by the Yucaipa firm of Montigal and Sons, carried water to a reservoir near the Yucaipa townsite, crossing the eastern part of Casa Blanca Ranch along its way (Fox 1954; *Yucaipa Record* 1923).

Frances Atwood returned to live at Casa Blanca in the late 1930s. George Atwood had continued to spend time at the ranch and work on the fruit trees until his death, at the age of eighty-two, on Christmas Eve of 1935. In 1936, Frances, then forty-eight years old, moved back to the Casa Blanca ranch house, where she lived until her death at the age of 89, in 1977 (Lively 1977). After graduating from the University of California College of Agriculture, her oldest son, Leon Jr., spent the next few years serving in the Merchant Marine and designing and flying racing aircraft, in which he toured the country doing flying exhibitions. By 1936, at the age of 26, he was ready to settle down, and moved back to Casa Blanca with his mother to work on the ranch (Lively 1975; Yucaipa Valley Historical Society Museum n.d.d). Soon after Frances returned to the house, Leon Jr. did some restoration, as well as remodeling parts of the interior, including enlarging the bedroom at the southwest corner and partitioning it to make a new bathroom (Yucaipa Valley Historical Society Museum n.d.f, j). In the fields, he put the modern agricultural methods he had learned at college to work, starting a peach orchard north of the house, continuing to farm grain and hay, and raising cattle (Montgomery 1984; Palmer 1984). In the 1930s, Leon Jr. also planted the deodar cedar trees that now tower over the driveway and front yard (Montgomery 1984). He built the garage behind the house in 1937. Leon Jr. was the president of the Yucaipa Rodeo Association, and annual rodeos were held at Casa Blanca four times, from 1936 through 1939 (Yucaipa Rodeo Association 1938; Yucaipa Valley Historical Society Museum n.d.h).

Eventually, Leon Jr. and his wife, Lois, purchased the neighboring Five Winds Ranch from Henry Webster, and lived there while Leon continued to work the Casa Blanca Ranch (Montgomery 1984; State Mutual Savings and Loan n.d.; Yucaipa Valley Historical Society Museum n.d.h). He built the mortared stone retaining wall with horse tethering rings, located behind the house, in 1940 as a Valentine's Day gift for his mother. During World War II (1939-1945), Leon Jr. put his experimental racing aircraft experience to good use, training new Army Air Corps pilots at Cal-Aero Flight Academy (today's Chino Airport), while continuing his ranching duties at Casa Blanca (Lively 1975). Leon Jr.'s sister, Frances, moved back to Casa Blanca for six months during the early 1940s while her husband, Thomas Webster, served in the military (Farren 1996). Leon Jr. built a small employee house up the driveway, northeast of the house, in 1947. A building combining a blacksmith shop and service garage was also constructed in the same area, probably in the early 1950s.

While remaining a farmer and continuing to oversee work at Casa Blanca for the rest of his life, Leon Jr. seemingly had boundless energy and time for business and civic activities. Like his grandfather, George Atwood, he carried on the family tradition of service to and involvement with the community, and was one of Yucaipa's leading citizens. He served the City of San Bernardino as both Police Commissioner and Councilman, was a member of the Yucaipa Valley Chamber of Commerce, and President of the Section 30 Water Company. In 1949-1950, he was one of the co-founders of the Yucaipa Valley National Bank. Leon Jr. was a San Bernardino County Deputy Sherriff, did rescue work in the local mountains, was the Vice President of

Arrowhead Savings and Loan (later Home Savings and Loan), and Chairman of the County of San Bernardino Agricultural Stabilization and Conservation Committee. In 1951, he served as Mayor *pro tempore* of the city of San Bernardino while Mayor Clarence T. Johnson ran for Congress (Lively 1975).

Following the death of his mother, Frances, in 1977, Leon Jr. carried on operating the ranch while he, his sister Frances Webster, and her husband Thomas worked to restore the house at Casa Blanca. To recreate the feeling the residence had when Leon Jr. and Frances were growing up there, they refurnished it with the original antique pieces and decor that they had retained over the years (Montgomery 1984; Yucaipa Valley Historical Society Museum n.d.d, f). In 1992, structural repairs costing $100,000 were necessary after the Landers earthquake (Marriott 2004). When Leon Jr. died in 1995 at the age of 85, he deeded the house and 10 acres of land to his sister, and the remainder of Casa Blanca to the San Bernardino County Museum Association, hoping that eventually the house would also pass into county ownership and be used as a museum (Marriott 2004; Yucaipa Valley Historical Society Museum n.d.h).

## 4.0 METHODS

### 4.1 Records Search and Archival Research Methods

A cultural resources records search was conducted in August, 2012 at the San Bernardino Archaeological Information Center (SBAIC), located at the San Bernardino County Museum in Redlands, California. The purpose of the records search was to determine the extent of previous cultural resources investigations and the presence of previously recorded archaeological sites or other historic resources within a 0.5-mile (800-meter) radius of the project area. Materials reviewed included reports of previous cultural resources investigations, archaeological site records, historical maps, and listings of resources on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Points of Historical Interest, California Landmarks, and National Historic Landmarks.

Archival research was also conducted to determine the history of the Casa Blanca Ranch. Sources included:

- Yucaipa Valley Historical Society Museum in Yucaipa, California,
- San Bernardino County Archives;
- San Bernardino County Assessor's Office;
- Historical Map Collection at the Orbach Science Library, University of California, Riverside; and
- Heritage Room of the A. K. Smiley Public Library in Redlands, California.

Research focused on establishing a chain of title for the ranch, the period of construction of its buildings, and determining whether the buildings were associated with any significant events or persons in local, regional, or national history that might qualify it for inclusion in the CRHR.

Secondary sources of historical information on the city of Yucaipa were also reviewed to develop a historic context for the project.

## 4.2 Field Survey and Building Recordation Methods

Archaeological field work was conducted by four ECORP archaeologists on August 15 and 16, 2012 and consisted of an intensive systematic pedestrian survey. North-south transects separated by 15-meter intervals were walked throughout most of the project area. Much of the southeastern half of the project area consists of wide, flat, east-west-trending benches used until recently to grow grain and hay crops. These areas are separated by deep, chaparral-filled, east-west-trending ravines that are tributaries of Wilson Creek, a seasonal drainage that cuts from northeast to southwest across the northern half of the project area, and Oak Glen Creek, located nearby to the south. The ravines, and a few of the ridges in between, were walked in east-west transects. Ground surface visibility ranged from nearly 100 percent in the cultivated areas to less than 10 percent in some parts of the chaparral-covered ravines. Notes were taken on the environmental setting and disturbances within the project area.

Several previously unrecorded historic-period fence lines, agricultural irrigation and water storage features, a retaining wall along Oak Glen Road, and a culvert where Wilson Creek passes under Jefferson Street were recorded. All cultural resources were documented using standard methods outlined by the California Office of Historic Preservation (OHP). These methods included documentation of the dimensions, building materials, and condition of all of the features.

Recordation of historic-period buildings was conducted on August 17, 2012 and consisted of detailed documentation of the Casa Blanca Ranch house and outbuildings by an ECORP historic building specialist. The buildings were recorded using standard methods outlined by the OHP. Detailed notes were taken on the architectural characteristics of the main house and other buildings, as well as their materials, modifications, integrity, and setting. Digital photographs were also taken.

Department of Parks and Recreation (DPR) forms were prepared for all of the features and buildings that were documented during the archaeological survey and building recordation. Copies of DPR records are provided in Appendix B.

## 4.3 Evaluation Methods

**National Register Eligibility Criteria.** Evaluations of eligibility for the National Register of Historic Places (NRHP) were made for all for the Casa Blanca Ranch house and associated outbuildings and features using the four standard eligibility criteria, A through D, developed by the National Park Service for assessing the historical significance of cultural resources (Table 1). At least one criterion of the National Register Criteria of Evaluation must be met for a property to be considered eligible to the NRHP (National Park Service 1991). Federal laws and regulations regarding the management and treatment of historic properties are invoked by the property's NRHP eligibility as determined in consultation with the appropriate State Historic Preservation Officer. It is not necessary that an eligible property actually be listed on the NRHP to be subject to special management considerations.

## Table 1

### Criteria for Inclusion of a Property on the National Register of Historic Places

| Criterion | Association | Characteristic |
|---|---|---|
| A | Event | Properties associated with events that have made a significant contribution to the broad patterns of U.S. history. |
| B | Person | Properties associated with the lives of persons significant in U.S. history. |
| C | Design/ Construction | Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. |
| D | Information Potential | Properties that have yielded, or may be likely to yield, information important in prehistory or history. |

Source: National Park Service 1991

## Table 2

### Qualities of Integrity Related to Eligibility for the National Register

| Quality | Description |
|---|---|
| Location | The place the historic property was constructed or the historic event occurred. |
| Design | The combination of elements creating the property's form, plan, space, structure, and style. |
| Setting | The physical environment of the historic property. |
| Materials | The physical elements combined at a particular period of time and in a particular pattern or configuration to form a historic property. |
| Workmanship | The physical evidence of the craft of a particular culture or people during any given period. |
| Feeling | The 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 the property. |

Source: National Park Service 1991

In addition to historical significance, a property must have integrity to be eligible for the NRHP. Integrity is the property's ability to convey its demonstrated historical significance. Seven individual elements comprise integrity (Table 3). It is not required that a historic property display all these qualities. A property must display at least two of these aspects of integrity to be considered NRHP-eligible (National Park Service 1991).

**California Register Eligibility Criteria.** An evaluation for eligibility to the California Register of Historical Resources (CRHR) was made for the Casa Blanca Ranch house and associated outbuildings and features. There are four criteria, 1 through 4, for determining eligibility for the California Register of Historical Resources (CRHR). These criteria are nearly identical to the criteria for eligibility for the NRHP (see Table 3), but with greater emphasis placed on local, regional, and state significance. Also like the NRHP, a resource must have integrity to be eligible for the CRHR. Seven individual elements comprise integrity for the CRHR and are the same as the seven elements of integrity for the NRHP (see Table 4). Only two of these aspects of integrity must be present for the resource to be considered CRHR-eligible (California Department of Parks and Recreation 1998a, 1998b).

Some resources are listed on the CRHR automatically (California Department of Parks and Recreation 1998a). These include:

- Properties that are listed on the National Register of Historic Places (NRHP);
- Properties that have been determined eligible for listing in the NRHP whether by the Keeper of the National Register or through a consensus determination; and
- California Historical Landmarks from Number 777 on.

**Table 3**

**Criteria for Inclusion of a Property on the California Register of Historical Resources**

| Criterion | Association | Characteristic |
|---|---|---|
| 1 | Event | 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 | Person | It is associated with the lives of persons important to local, California, or national history. |
| 3 | Design/ Construction | 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. |
| 4 | Information Potential | It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. |

Source: California Code of Regulations

**Table 4**

**Qualities of Integrity Related to Eligibility for the California Register of Historical Resources**

| Quality | Description |
|---|---|
| Location | The place the historic property was constructed or the historic event occurred. |
| Design | The combination of elements creating the property's form, plan, space, structure, and style. |
| Setting | The physical environment of the historic property. |
| Materials | The physical elements combined at a particular period of time and in a particular pattern or configuration to form a historic property. |
| Workmanship | The physical evidence of the craft of a particular culture or people during any given period. |
| Feeling | The 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 the property. |

Source: California Code of Regulations

The California Register of Historical Resources was legislated in 1992 and was put into effect by California Code of Regulations (CCR) Title 14, Chapter 11.5 and Public Resources Code (PCR) Sections 5020.1, 5020.4, 5020.7, 5024.1, 5024.5, 5024.6, 21084, and 21084.1. The purpose of the California Register is to act as "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying existing historical resources (i.e., resources listed in or determined eligible for listing in the CRHR) of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (CCR Title 14 §4850.1).

A historical resource as defined by the PCR "includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (PCR §5020.1 q). A substantial adverse change as defined by the PCR constitutes "demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired" (PCR §5020.1 q) (California Department of Parks and Recreation 1998a, 1998b).

CEQA further establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). Therefore, the resource needs to be evaluated to determine its significance as a historical resource and whether impacts to it should be considered significant on the environment.

# 5.0 RESULTS

## 5.1 Records Search and Archival Research Results

Results of the records search conducted at the SBAIC indicate that the project area has not been previously surveyed for cultural resources. Fifteen cultural resources investigations have taken place within the records search radius, at distances ranging from adjacent to the project area to 0.5 mile (800 meters) distant, between 1977 and 2009 (Table 5).

The records search results also indicate that no cultural resources have been previously documented within or near the project area. Three cultural resources have been recorded inside the records search radius. The closest of these, a small, rock-and-cement-lined historic-period cistern (CA-SBR-10605H, P36-010605), was recorded in 2000, 0.1 mile (160 meters) west of the northwest corner of the project area. The feature was destroyed during grading of the area in 2000, and no longer exists (Dice 2000; Dice and Irish 2002).

**Table 5**

**Previous Investigations within 0.5 Mile of the Project Area**

| Author(s) | Report Title and Number | Year | Location Relative to Project Area |
|---|---|---|---|
| Yohe, Robert M. | *Environmental Impact Evaluation: Archaeological Assessment of Tentative Tract 13484 near Yucaipa in San Bernardino County, California*. (NADB-1061653) | 1987 | Block survey, adjacent to the north boundary of the project area |
| White, Robert S., and Laura S. White | *Cultural Resources Assessment of the 317.59-Acre Cherry Croft Project Site, Southeast Corner of Carter Avenue and Jefferson Street, Yucaipa, San Bernardino County*. (NADB-1064847) | 2005 | Block survey, adjacent to the north boundary of the project area |
| Mason, Roger D. | *Cultural Resources Survey Report for Ridgecrest Ranch Tract 16785, Yucaipa, San Bernardino County, California*. (NADB 1065677) | 2007 | Block survey, adjacent to the northwest corner of the project area |
| Hearn, Joseph E. | *Archaeological-Historical Resources Assessment of Tentative Tract 10318, Yucaipa Area*. (NADB 1060634) | 1988 | Block survey, adjacent to the southwest corner of the project area |
| Budinger, Fred E. | *Verizon Site: Bryant*. (NADB 1064226) | 2005 | Cellular communications facility survey, 0.1 mile (160 meters) west of the project area |
| Love, Bruce | *YVWD R15.1 Reservoir Site*. (NADB 1063615) | 2003 | Block survey, 0.12 mile (190 meters) west of the project area |
| Mason, Roger D. | *Cultural Resource Record Search & Survey Report for a Pacific Bell Mobile Services Telecommunications Facility: CM 221-01, City of Yucaipa*. (NADB 1063614) | 1994 | Cellular communications facility survey, 0.2 mile (320 meters) west of the project area |
| Brown, Joan C. | *Cultural Resources Reconnaissance of a One Mile Road from the Birmingham Ranch to Oak Glen Road in San Bernardino County, California*. (NADB 1062427) | 1990 | Linear survey, 0.22 mile (350 meters) east of the project area |
| Jenkins, Richard C. | *Vegetation and Watershed Management: Archaeological Review, Wilson Creek VMP*. (NADB 1061816) | 1989 | Block survey, 0.25 mile (400 meters) northeast of the project area |
| Goodman, John D., and Mark T. Swanson | *Cultural Resources Survey of Tentative Tract 11226-El Dorado Ranch, 238 Acres northeast of Yucaipa, San Bernardino County, California*. (NADB 1061817) | 1989 | Block survey, 0.25 mile (400 meters) northeast of the project area |

(Table continued on next page)

**Table 5, continued from previous page**

| Author(s) | Report Title and Number | Year | Location Relative to Project Area |
|---|---|---|---|
| Velasquez, Steph | *Archaeological Survey Report for the Oak Glen-Yucaipa Fuel Break, BDU-41, CRP#09-023, San Bernardino, California*. (NADB 1066415) | 2009 | Block survey, 0.25 mile (400 meters) northeast of the project area |
| Hogan, Michael | *Archaeological Monitoring of Earth-Moving Operations, Oak Glen Creek/Wilson II Basin Project, City of Yucaipa, San Bernardino County, California*. (NADB 1066418) | 2009 | Block survey, 0.3 mile (480 meters) southwest of the project area |
| Hearn, Joseph E. | *Historical-Archaeological Resources Assessment of Approximately 25 Acres, Yucaipa Area*. (NADB 1060477) | 1977 | Block survey, 0.3 mile (480 meters) southwest of the project area |
| Lerch, Michael K. | *Cultural Resources Assessment of the Fremont Street Pipeline, Yucaipa Valley Water District, San Bernardino County, California*. (NADB 1062052) | 1989 | Linear survey, 0.4 mile (640 meters) west of the project area |
| Scientific Resource Surveys, Inc. | *Cultural Resource Assessment of the San Gorgonio Pass Water Agency Water Importation Project, Riverside and San Bernardino Counties, California*. (NADB 1062868) | 1992 | Block survey, 0.45 mile (720 meters) west of the project area |

Another historic-period resource, the Old Pass School/Webster Ranch (P1053-9H), documented in 1994, is located 0.4 mile (640 meters) east of the southeast corner of the project area (Hartell 1994). The third resource, a prehistoric isolated find consisting of a granitic, unifacial metate fragment (P36-022238), was recorded 0.3 mile (480 meters) east of the northeast corner of the project area in 2010 (Duke and Wilson 2010; Wilson 2010).

Research at the Historical Map Collection of the Orbach Science Library at the University of California, Riverside provided several historic-period maps that included the project area. The 1907 U.S. General Land Office (USGLO) plat map of Township 1 South, Range 1 West of the San Bernardino Base and Meridian (surveyed in 1853 and 1856) indicates an east-west dirt road crossing the boundary between Sections 29 and 30, within the southwest corner of the project area (USGLO 1907a). The USGLO plat map of 1907 (surveyed in 1895) shows the Dunlap house, now the Casa Blanca Ranch house, within the southwest corner of the project area. An orchard is labeled nearby, to the west, within the southeast corner of Section 30 (USGLO 1907b). The house is also depicted on the U.S. Geological Survey (USGS) Redlands, California 15-minute topographic quadrangle maps of 1899 and 1954, along with Oak Glen Road (USGS 1899, 1954). The Historic Property Data File for San Bernardino County does not list any historic properties in the vicinity of the project area (Office of Historic Preservation 2012).

Results of the archival research that was conducted for the project were used to develop the historic context of the project area. The history of Casa Blanca Ranch and its community can be found in Section 3.3, above.

## 5.2 Field Survey and Building Recordation Results

During the cultural resources field survey of the project area and the historic building recordation that were conducted in August 2012, one historic-period site, the Casa Blanca Ranch (CB-001), consisting of 37 newly-identified features, was documented. Photographs of the buildings and features within the site are provided in Appendix A. DPR records for the site can be found in Appendix B. The results of the survey and building recordation are discussed in detail below.

**Feature 1 (Casa Blanca main house).** The main Casa Blanca residence was built by Franklin Pierce Dunlap in 1882 and modified by Leon Atwood Sr. between 1910 and 1912. Minor modifications were carried out by Leon Atwood Jr. in the 1930s. The two-story Folk Victorian house is of vernacular brick-masonry and wood-framed design, decorated with flat, jigsaw-cut brackets at the top of the second-story porch columns, and Chinese-pattern porch railings. The primary mass of the building is L-shaped, with the long side forming the west-facing façade and the shorter wing extending to the east from the south half of the rear elevation. This L-shaped core of the building is constructed of red bricks that were formed from local soil and fired in a kiln on the property. The bricks were laid in a running-bond pattern to form the L-shape. The prominent feature of the house is its deep, two-story porch, which runs along the entire façade. The medium-pitched, side-gabled, gable-on-hip roof is covered with modern composition shingles. A narrow brick chimney, painted white, vents the dining room fireplace. Three additional, larger chimneys, made of unpainted bricks, appear to be modern.

The structural footing of the approximately 2,200-square-foot house is made of split granite boulders, mortared together, and is visible from inside the small rear basement and underneath the front porch. The rear basement is reached through a trap door in the porch floor on the north side of the building. The stone footing forms the lower half of the rear-basement walls, with the red brick walls standing on top. The long, narrow front basement occupies the space under the entire front of the house, behind the porch, and is accessible from a stairway leading down from the service porch on the south side. The brick walls in the front basement continue all the way to the concrete floor.

From 1882 to its occupation by the Atwoods in 1908, the house was predominantly unpainted red brick, with its wood-framed areas, covered with beaded wood siding, and other wood trim painted a light color. The deep, wrap-around porch was only on the lower story, and was sheltered by a skirt roof separating the two stories of the house. By 1910, the Atwoods had painted the entire house white and named it Casa Blanca. Between 1910 and 1912, they increased the porch along the front of the house to two stories by replacing the former porch roof with a second-story porch floor, and extending the second-story main roof to shelter it. The flat, jigsaw-cut brackets that had decorated the tops of each of the original porch roof support columns were removed and reinstalled on the new second-story roof supports. Plain, square-section cross pieces replaced the original brackets on the downstairs porch columns. The former central window opening in the front of the second story was cut all the way down to the new upper-porch floor, and the window was replaced with French doors. This remodeled appearance, now a century old, has undergone very little change.

The ground floor of the west-facing façade of the house has the main entry in the center, reached by the original nine steep concrete stairs that lead to the porch, which is approximately 5 feet above ground level. The stairs are contained between two low rake walls with wide concrete caps. The entry consists of the original wood-framed door, with a single panel in the bottom half and a fixed window in the upper half. A small window is above the transom, with two panes separated by a vertical muntin. The door opening in the brick wall has a segmental arched lintel of two header courses of bricks. A historic-period screen door with jigsaw-cut, scrolled brackets in the corners covers the main door. The entry is flanked by two tall pairs of one-over-one wood-framed windows, each pair separated by a wide mullion, that illuminate the living room. The original wood-framed screens are still in place. The window openings in the brick wall have arched lintels matching the one over the entry. On the left (north) side, the porch wraps around the north elevation of the house. On the right, it stops at the southwest corner, and a wood-framed bedroom with beaded wood siding extends southward from the main brick mass of the house. A pair of one-over-one wood-framed windows, separated by a wide mullion, is in the front-facing wall of this room. The room was part of the original construction of the house, but ended at the porch roof line on the south side. Today, it extends approximately 5 feet beyond the south end of the porch, with a shed roof covering the exposed portion. This small addition was built during the late 1930s, when Leon Atwood Jr. made improvements for his mother, Frances, who had just returned to Casa Blanca after living in San Bernardino for nearly 20 years. The porch is 9 feet 4 inches deep, with a concrete floor that slopes away from the house. The lower story has square 6-by-6-inch columns supporting the second-story porch. At the top, each column butts into a 6-by-6-inch cross piece with diagonally cut ends, forming a T. The two columns flanking the entry stairs have additional cross pieces at right angles. Chinese-pattern railings fill the gaps between the columns.

The second story of the façade originally had three evenly spaced pairs of windows, overlooking the single-story porch roof below, that were identical to the windows in the first story. The windows are now inside the second-story porch that was constructed by the Atwoods between 1910 and 1912. When the upper porch was built, the central window opening was enlarged and French doors were installed to allow access to the porch. The second-story columns supporting the main roof, which was extended to cover the porch, are square 4-by-4-inch posts, in contrast with the 6-by-6-inch columns of the lower story. This slight diminishing of size makes the upper story seem lighter, and suggests a sensitivity to architectural scale on the part of the designer. The jigsaw-cut decorative brackets that adorned the tops of the original porch columns were moved to the second story columns when the remodeling was carried out, and are still in place. The main roof has overhanging eaves that extend 18 inches, supported by exposed 1-by-3-inch rafters. Where the open upstairs porch would have wrapped around the north and south sides of the house, the space is filled on either side with sleeping porches. The lower halves of the sleeping porch walls are covered with vertical wood siding, and the upper halves are continuous strips of wood-framed sliding-sash windows, covered by screens. Each enclosure has a screen door in the front, opening onto the porch. Historical photographs indicate that the sleeping porches are an original part of the 1910-1912 remodeling.

The north elevation of the house reveals that the brick wing forming the long side of the L, facing west, combined with the downstairs and upstairs front porches, comprises approximately half of the overall depth of the building, from front to back. The shorter bottom angle of the L, extending eastward, is cross-gabled with a gable-on-hip roof that is lower than the roof of the

front wing. A small hip-roofed dormer with a one-over-one wood-framed window to an upstairs bedroom projects from the north slope of the rear wing's roof. On the first story, the porch extends along the entire north side of the house, and is stepped back twice to accommodate the L plan. A small hatch at ground level in the north end of the front porch leads to a storage space underneath. Under the porch, the split-stone footing and unpainted brick walls of the house are exposed, and 8-by-8-inch redwood piers support the 3.75-inch-thick concrete porch floor. Diagonal (northeast-southwest and northwest-southeast-oriented) impressions are visible on the bottom of the porch floor where 5.5-inch-wide boards supported the concrete while it was curing. Since the second-story porch is only along the façade, the porch along the north side is still the original single story as it was designed in 1882, with its jigsaw-cut brackets still in place at the tops of the roof support columns. A pair of one-over-one, wood-framed windows, identical to those in the façade, is in the center of the north-facing brick wall of the living room. Behind (east of) the living room, built into the nook formed by the L, is an 8-by-10-foot wood-framed space with drop siding that was used as a school room by the Dunlaps in the late 19$^{th}$ century. This room, which was used in later years for tack storage, has a single one-over-two wood-framed window facing north, and an entry door facing east. Inside, a wooden ladder attached to the west wall leads through a small opening to a loft. Just outside the door to this room, in the concrete porch floor, a wooden hatch covers an opening with a steep concrete stairway leading to the small rear basement. A repair in the concrete rim around the trap door has "Tommy – Taggy – Leon – III" inscribed. (Taggy and Leon refer to Leon and Frances Atwood's sons, Stanford "Tagg" and Leon Jr., while Tommy may have been their neighbor and friend, Tom Webster, who later married the Atwood boys' sister, Frances Mary.) The basement has a concrete floor, and currently contains a modern furnace. The split-granite footing and unpainted brick walls of the house are exposed in the walls. Just west of the former school room, a doorway through the brick wall of the house has been converted to a window. The one-over-one wood-framed sash, and the wood-framed screen suggest that the alteration is historical. The doorway threshold is still in place, and the lower part of the doorway, below the window, is covered with beaded wood siding. This window, and a door farther to the left (east), both lead to the dining room. A paneled wood door even farther to the east leads into the pantry and kitchen. The house is built into a hill slope, and the porch is only about 12 inches above ground level in the rear. An opening in the porch railing, aligned with the dining room door, is reached by two shallow concrete steps. The north end of the sleeping porch dominates the front of the second story on the north elevation.

The east (rear) elevation of Casa Blanca is half sheltered by the porch, wrapping around the northeast corner of the first story. Under the porch roof, in the east-facing wall of the shorter brick wing forming the bottom of the L, is a two-over-one wood-framed window to the dining room. To the left (south), the concrete porch ends at an entry opening in the railing, and is replaced with a wood-framed, wood-floored room covered with beaded board siding, extending to the roof line. A two-over-one wood-framed window to the parlor and kitchen is in the center, facing east. To the left of this room, occupying the southeast corner of the house, is a large wood-framed, wood-floored service porch, reached via a small wooden stoop with three steps and a low railing, leading to a screen door. The lower third of the service porch walls are covered with vertical board siding, and the upper two thirds are screened with no glazing. The tongue-in-groove interior flooring projects an inch from under the exterior walls of both the parlor/kitchen and the porch. Inside the service porch, two enameled iron laundry sinks stand side-by-side, and a stairway leads down to a door to the front basement. The basement extends under the entire front of the house, and has a concrete floor. The walls are brick, and

are terraced on the west side to form a 34-inch-wide bench 42 inches high. Several large iron hooks are attached to the floor joists above. A massive footing, made of mortared bricks and boulders, is exposed inside the front basement, near the entry stairway.

The first story of the south elevation of the house has the service porch occupying the right (east) half, and the end of the front porch and the wood-framed southwest-corner bedroom extension on the left (west). A pair of one-over-one wood-framed windows, separated by a wide mullion, is in the center of the bedroom, and a smaller one-over-one wood-framed window is to its right. Upstairs, the end of the front porch and the sleeping porch dominate the left (west) half of the second story. A hip-roofed dormer with a one-over-one wood-framed window, identical to the dormer on the opposite (north) side, is in the slope of the cross-gabled roof of the eastward wing on the right. Inside the service porch, the south elevation includes a wide, horizontal, wood-framed window with three large panes, and a windowed door, both into the kitchen and pantry. To the left of the kitchen/pantry door, a two-over-two wood-framed window opens into the library, a small room with built-in bookshelves on one wall. This room was used as the local post office from 1893 to 1896 when Franklin Pierce Dunlap was the postmaster.

The house has narrow, concrete-curbed planters flanking the entry stairs along the front, running along the north side, and wrapping around the northeast corner to the back. A dirt and gravel driveway, lined with tall deodar cedar trees that were planted in the 1930s, leads from Oak Glen Road, past the south side of the house, and around to the back (east) side and a garage (Feature 2) that was built in 1937. A modern rail fence borders the driveway. A large front yard with a modern PVC-pipe sprinkler system extends west from the front of the house, and is surrounded by a modern picket fence. Olive trees, planted circa 1915, border the north edge of the lawn. Mature palm and cypress trees also grow in the yard. Across the driveway, south of the house, a modern modular house (Feature 3) stands on a concrete slab foundation. Aerial photography indicates that this mobile home was installed after 1982 (Historic Aerials 1982). A line of sycamore trees is behind the house, along a low north-south-oriented stone retaining wall (Feature 8), built in 1940, that has steel rings for tethering horses set in the top.

The house is in need of maintenance and repairs, but retains excellent integrity. Major modifications, consisting primarily of the addition of the second-story front porch and sleeping porches, and the alteration of the roof line to cover them, date to the first few years of the Atwoods' occupation and are a century old. Other, smaller alterations were carried out in the late 1930s. Remodeling in the late 1970s was primarily to the interior, but might have included the three modern brick chimneys. Overall, the house retains all of the elements of its historical appearance.

**Feature 2 (Garage).** The garage, which was built in 1937, stands approximately 33 feet southeast of the back of the main house (Feature 1). It has a concrete slab foundation, and its rectangular plan is oriented north-south. A concrete slab adjacent to the north side of the building, with a curb and 4-by-4-inch post holes, appears to represent a former car port. The wood-framed walls of the garage are covered with vertical wood plank siding, painted white, and the medium-pitched, side-gabled roof is covered with modern composition shingles. The front (west) elevation is entirely taken up by the original barn-type doors that slide on overhead tracks. A concrete apron, which is an extension of the foundation slab, extends 6 feet to the west, in front of the doors. The rear (east) elevation has an open lean-to shed attached, which

occupies 80 percent of the width of the building. The shed is 6 feet deep, has a dirt floor, and a corrugated steel shed roof supported by three 4-by-4-inch posts with 2-by-4-inch diagonal braces. A small galvanized steel enclosure of undetermined function is attached to the south elevation of the garage. The interior of the garage has a built-in wooden workbench and a storage loft. The sub-roof has been augmented by modern plywood. The northwest corner of the concrete slab, just inside the door, has the initials "SVO", "LAA", "BRO", and TRB" inscribed, along with "Oct. 10 '37". The initials "LAA" are most likely those of Leon A. Atwood Jr.

**Feature 3 (Modular house).** This modern, single story mobile home is located 35 feet south of the main Casa Blanca house (Feature 1), across the driveway. It is a modular house set on a concrete slab. The building is rectangular in plan, oriented east-west, and has a flat roof. It does not appear in aerial photography from 1982; therefore, it was brought onto the property after that date (Historic Aerials 1982).

**Feature 4 (Blacksmith shop/service garage).** The single-story blacksmith shop and service garage is one of three ancillary buildings located approximately 480 feet northeast of the main Casa Blanca house (Feature 1) at the end of a dirt access road. It is visible in aerial photography dating to 1959, but was not there when the previous aerial photograph was taken, in 1938 (Historic Aerials 1938, 1959). A dedicated electric power line that only services this building has 1953 date nails in its poles, which could be an indication of when the blacksmith shop/garage was constructed. The building is rectangular in plan, and is oriented east-northeast to west-southwest. It stands on a mortared stone foundation of granitic cobbles and small boulders that is built into the edge of a hill slope. On the front (north) and east sides, it is flush with ground level, but on the south and west side, the foundation rises above ground level as much as 30 inches. The floor is concrete, and the wood-framed walls are covered with corrugated steel, painted barn red. The medium-pitched, side-gabled roof is also covered with corrugated steel. The eaves on the north and south sides extend approximately 1 foot beyond the walls, and have exposed 2-by-4-inch rafters. On the east and west ends of the building, the eaves extend approximately 2 feet and have exposed 1-by-6-inch purlins. The west half of the building is occupied by a service garage with a built-in wooden workbench and a servicing pit in the floor. The east half consists of a blacksmith shop with a forge and a built-in wooden workbench. Silhouettes painted on the wall above the workbench indicate where tools were hung when not in use. Access to the garage half of the building is through a large door, covered with corrugated steel and hinged on the side. A concrete apron extends 15 feet north of the garage door. The blacksmith shop is entered through a plywood door with long steel strap hinges. A rectangular wood-framed slider window is to the right of the door. Two more identical windows, one for the garage and one for the blacksmith shop, are in the rear (south) elevation. Two vertical wood-framed windows in the west elevation, into the garage, are covered with mesh and corrugated fiberglass siding, but are not glazed. A small lean-to addition against the right (north) half of the east elevation, adjoining the blacksmith shop, has a wood frame, corrugated aluminum siding, and a wood-plank floor. Most of its gabled roof is missing.

**Feature 5 (Rodriguez house).** This small, single-story residence is located approximately 30 feet west of the blacksmith shop/service garage (Feature 4), across the dirt access road. When it was originally built, in 1947, the house consisted only of what, today, is the north half. The south half, with its covered patio on the south end, was added post-historically. The addition appears in aerial photography from 1968, but not in the previous aerial photograph, which was taken in 1959 (Historic Aerials 1959, 1968). The building, which is rectangular in plan, is

oriented north-south. It stands on a concrete slab foundation, and has wood-framed walls covered with corrugated steel siding, painted barn red. The corrugations of the siding on the southern half have slightly different dimensions than those of the original northern half. The medium-pitched, side-gabled roof is also covered with corrugated steel. The primary entry to the original dwelling is at the right (north) side of the east elevation. The door, near the corner of the house, has a one-over-one wood-framed window to its left, and both overlook a small concrete porch sheltered under a corrugated steel awning supported by two four-by-four-inch posts. The initials "LAA" (presumably for Leon A. Atwood) and the date "47" are inscribed near the north end of the concrete porch slab. An aluminum-framed slider window is farther to the left, near the corner of the southern half of the building. The rear entry to the original house is in the west elevation, and has a concrete stoop shaded by a small awning. The initials "IR" are inscribed in the concrete. A small, originally wood-framed window to the left (north) of the door has been replaced by a modern aluminum-framed slider window. Another aluminum-framed slider window is farther to the right (south), in the southern half of the house. The north elevation of the building has a window near its left (east) side, but it is covered with a sheet of plywood. Entry into the southern addition to the building is through a large covered concrete patio on the south end. The shed roof of the patio is covered with corrugated steel, is supported by two round wooden columns at the southeast and southwest corners, and has a railing of 2-by-4-inch lumber. The name "Irine D Rodriguez" (with the "z" printed backwards) is inscribed in the patio concrete, alongside an adult's left handprint and a child's left and right handprints. A modern, paneled wooden entry door is near the southeast corner, and a wood-framed, fixed-paned window is to its left, near the center of the south elevation. Through this window, an interior doorway connecting the original (north) and added (south) halves of the building can be seen. The interior door and window framing, ceiling texture, and wall texture of the two halves are different. The house is bordered on its north, west, and south sides by Chinaberry and olive trees.

**Feature 6 (Modern prefabricated building and concrete slab).** This single-story prefabricated steel building stands on a concrete slab immediately north of the employee house (Feature 5). Aerial photography indicates that some type of building, now long gone, stood at this location as far back as 1938. The present building does not yet appear in the most recent aerial photograph, taken in 1982 (Historic Aerials 1938, 1982). The concrete slab covers approximately twice the footprint of the current building, extending to the east. The present upper surface of the concrete is an over-pour, with two previous slab levels visible beneath, along the edge. The words "ATWOOD", "WITH ROBINSON & SUTT", and the date "2-28-86" are inscribed. The building has a low-pitched roof, which is covered, along with the walls, with ribbed steel siding. A narrow concrete loading dock on the west side is overlooked by large sliding doors and sheltered by an extension of the roof.

**Feature 7 (Entry pillar ruins).** A photograph taken in 1914 shows an entry gateway across the driveway to Casa Blanca, located near the driveway's intersection with Oak Glen Road (Yucaipa Valley Historical Society Museum 1914). In the photograph, two tall, square pillars made of mortared, cut stone, with flat concrete pedestals on top, stand on the north and south sides of the driveway. They are connected by a squared arch made of round metal pipe approximately 3 inches in diameter that spans the driveway. A rustic wooden sign reading "CASA BLANCA" hangs from the center of the arch. Low stone walls extend a short distance from each of the pillars.

All that remains of the gateway is a concentration of four mortared granitic boulders where the southernmost pillar once stood, approximately 15 feet north of Oak Glen Road. Four additional boulders, possibly associated with the feature, are scattered for 5 feet toward the southwest. The group of mortared boulders is 30 inches by 18 inches across, and approximately 12 inches high. Each of the boulders measures approximately 12 inches across. A modern water meter is located 2 feet to the west, and a large eucalyptus tree is 5 feet to the east-southeast.

**Feature 8 (Stone retaining wall behind main house).** Twenty-five feet directly behind the main Casa Blanca residence (Feature 1), a low, mortared-stone retaining wall, built in 1940, stretches north-south for 60 feet along a row of sycamore trees. The wall, which extends to the north from the vicinity of the garage (Feature 2), is made of granitic cobbles and small boulders up to approximately 12 inches across, capped with concrete. It ranges in height from 24 to 30 inches above ground level, and is 12 inches thick. The north end of the wall curves to the east for 3 feet. The north half of the wall has four eye bolts imbedded in the concrete top, spaced 6 feet apart, each holding a 3-inch-diameter steel ring, probably for tethering horses. Near the northern end of the wall, a small square is inscribed in the top. The four corners are marked by .22-calibre cartridge cases, pressed into the concrete with only the bases left showing. Inside the square, inscribed letters spell “LAA TO FHA”. The date “2-14-40” is inscribed below the square. It appears that the wall was a gift from Leon A. Atwood Jr. to his mother, Frances Hooper Atwood, on Valentine’s Day, 1940. Eleven additional .22-caliber cartridge cases are pressed into the concrete at the tip of the wall, forming a dotted line.

**Feature 9 (Stone trough).** A stone-masonry water trough is located approximately 40 feet north-northeast of the east end of the blacksmith shop and service garage building (Feature 4). The trough is rectangular, and is made of split granitic cobbles and small boulders with their flat sides facing outward, held together with wide, flat bands of mortar. The interior is lined with smooth concrete. A thick footing, of rougher stone construction, extends approximately 4 inches out from the bottom of the finished sides, and may have originally been below the ground surface. The trough measures 7 feet, 7 inches long (north-south) by 2 feet, 5 inches (east-west), and has walls 5 inches thick. The bottom of the interior is covered with dirt, and has a depth of 21 inches. A 1-inch-diameter piece of steel pipe projects through the bottom of the north end of the trough, and another 1-inch pipe projects through the south end, near the top. The pipe on the south end has a smaller piece of copper pipe inside. Steel studs, measuring 3/16 of an inch in diameter and mostly rusted away, are imbedded in the top of the southwest and southeast corners of the trough.

**Feature 10 (Concrete weir box).** A small concrete irrigation weir box is located approximately 55 feet south-southwest of the Rodriguez house (Feature 5), and is partially obscured by a shrub-like olive tree. The weir measures 51 inches (north-south) by 47 inches (east-west), stands approximately 24 inches above ground level, and has walls 5 to 7 1/2 inches thick. The interior is partially filled with dirt, leaving a depth of 25 inches. Vertical impressions are visible on the outside of the weir from corrugated steel that was used as a form for the wet concrete, then removed after it had cured. A small, low extension projects 20 inches east from the east side, and is 5 inches high with walls 3 inches thick. A 6-inch-diameter steel pipe projects horizontally 12 inches west from the bottom of the west side of the weir. At its end, it is capped, with a 2-inch opening in the center. A 3-inch-diameter steel pipe extends a few feet to the northeast of the weir.

**Feature 11 (Rock circle).** A 5-foot-diameter circle of rocks is located 15 feet west of the south patio of the employee house (Feature 5). The ring is composed of 11 cobbles and boulders, measuring from approximately 6 to 20 inches across. All of the rocks are slightly embedded in the ground. No artifacts were observed in association with the feature, and its function and age are not known.

**Feature 12a (Concrete-lined earth dam).** This feature consists of an earth and concrete dam, located approximately 500 feet east-southeast of the blacksmith shop/service garage (Feature 4). The dam is approximately 70 feet long, and is oriented northwest-southeast. It is approximately 15 feet wide, and its upstream side is lined with concrete. The concrete lining slopes at a steep angle, and has a smooth surface.

**Feature 12b (Retention basin).** The retention basin, on the northeast side of the dam (Feature 12a), measures approximately 90 feet (east-west) by 50 feet (north-south), and is approximately 4 to 5 feet deep. The concrete lining on the upstream side of the dam continues for 18 feet along the south side of the basin, and is 2 to 4 feet high. It may continue around the entire basin, but soil deposition and dense brush obscure it from view. Weathered wooden posts, most of which have fallen, surround the basin, and have two-strand, two-point, double-wrapped barbed wire attached.

One temporally diagnostic artifact was observed in association with the feature. An all-steel, 12-ounce, flat-top beverage can with church key openings, dating to between 1935 and the early 1970s (Wright 1976), was found inside the retention basin, near the southwest end of the dam (Feature 12a).

**Feature 12c (Concrete weir box).** A low concrete weir box, measuring 32 by 28 inches, with walls 4 5/8 inches thick, is located at the southeast end of the dam (Feature 12a), on the downstream side. Threaded steel 1/4-inch-diameter studs with square nuts are imbedded in the top of the weir to hold 2-by-4-inch boards, which are missing.

**Feature 12d (Concrete flume).** A narrow, concrete-lined flume runs around the south side of the dam and ends next to the concrete weir box (Feature 12c). The flume is 20 inches wide by 9 inches deep, and has walls 4 1/2 inches thick.

**Feature 12e (Concrete and rock flume).** Approximately 45 feet down-slope, southwest of the top of the dam (Feature 12a), a concrete and rock flume runs for approximately 150 feet, from northeast to southwest, ending near the edge of a large holding pond (Feature 12c). The flume is 25 inches wide, with granitic cobbles and small boulders mortared to the outside for reinforcement. The interior is 17 1/2 inches wide, 10 inches deep, and is lined with concrete 3 1/2 inches thick. The flume is damaged for approximately 15 feet where a dirt road crosses its southwest end. A small, approximately 30-gallon steel oil-type drum was observed lying next to the northwest side of the flume.

**Feature 12f (Holding pond).** This large holding pond appears in an aerial photograph from 1959, but did not exist yet when a 1938 aerial photograph was taken (Historic Aerials 1938, 1959). A lateral line of electric power poles with 1953 date nails in them curves closely around the east and north sides of the pond, indicating that the pond was already there when the line was installed. The pond is located approximately 165 feet west of the dam (Feature 12a) and its

retention basin (Feature 12b), at the southwest end of the concrete and rock flume (Feature 12e). It is approximately 90 feet southeast of the blacksmith shop/service garage (Feature 4), which is the terminus of the electric power line. The holding pond is roughly oval-shaped, and measures approximately 350 feet (east-west) by 260 feet (north-south). Its maximum depth is approximately 10 feet. The pond is formed within an enhanced natural basin, and does not appear to have any type of lining. A dirt road curves around the north, east, and south sides of the pond, which is also bordered along its south, west, and a portion of its north side by an olive grove (Feature 37). At the west end of the pond, a 4 1/2-inch-diameter galvanized steel pipe projects west, and has a steel valve attached. A 9-inch-diameter, five-spoked wheel to open and close the valve has "MALL IRON", "PRATT & CADY", "READING", and "OPEN" (with an arrow) embossed. Pratt & Cady, the manufacturer of the valve, was a division of the Reading Steel Casting Company, which was incorporated in 1906 (Montgomery 1909). Historical advertisements indicate that Pratt & Cady valves were manufactured at least until the 1950s.

Artifacts observed in association with the pond consist of a leather boot upper with eyes and hooks, found at the bottom of the west end of the pond, and 5 fragments of sun-altered amethyst-colored glass. Two of the glass fragments were found on the dirt road intersection at the southeast end of the pond, and three were found on the dirt road along the north edge of the pond. Glass containing manganese, which causes it to turn an amethyst color when exposed to sunlight, was manufactured starting around 1880 and was available in the United States until about 1914 (Kendrick 1971).

**Feature 12g (Terra cotta pipe).** Approximately 10 feet north of the dirt road that borders the north side of the holding pond (Feature 12f), a dark brown ceramic pipeline, oriented northwest-southeast, is eroding out of the hill slope. The pipe is 10 inches in diameter, and has segments 25 3/4 inches long, mortared at the joints.

**Feature 13 (Stone retaining wall along Oak Glen Road).** A mortared stone retaining wall, built in 1933, runs for approximately 490 feet east-west, parallel to the north side of Oak Glen Road at the south edge of the Casa Blanca property. The wall, which is located at the bottom of the hill slope south of the main Casa Blanca house (Feature 1), is approximately 4 feet from the edge of the pavement along its eastern half, then curves away from the road to a maximum distance of approximately 20 feet along its western half, before curving back to the road at its west end. It is made of granitic cobbles and small boulders, measuring up to approximately 12 inches across, with wide bands of mortar in between. The wall is approximately 12 inches thick, and is capped with a concrete curb 7 inches wide. On the downhill side, facing Oak Glen Road, the wall ranges in height from approximately 2 feet 6 inches to 3 feet 6 inches above the ground surface. On the uphill (north) side, it is flush with the hill slope. Approximately 25 feet west of the east end, "March 13 1933" is inscribed in the concrete cap on top of the wall.

**Feature 14 (Fence line).** This 340-foot-long segment of an east-west fence line near the western boundary of the project area consists of 20 weathered 6-by-6-inch posts, approximately 4 feet 6 inches high. The posts support two lines of two-wire, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 15 (Fence line).** This 140-foot-long segment of a north-south fence line along the western boundary of the Casa Blanca property consists of weathered 6-by-6-inch posts,

approximately 3 to 5 feet high. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 16 (Concrete culvert).** This 20-foot-long culvert channels Wilson Creek along its course from east to west under Jefferson Street. The 10-foot-wide bottom consists of cobbles set in concrete, and the vertical walls are 6 feet 10 inches high. The barrel-vaulted ceiling is 8 feet 6 inches high in the center. The coarse-textured concrete has horizontal impressions from the boards that were used to hold it in place while it cured, and fragments of black tar paper are still imbedded in the ceiling. Concrete retaining walls 12 inches thick flare out at approximately 45-degree angles from both ends of the culvert, extending 9 feet along the banks of Wilson Creek. Parapets 12 inches high and 7 inches thick define the ends of the culvert at the east and west sides of the road. A flood gauge consisting of a steel box mounted on top of a vertical 36-inch-diameter corrugated steel pipe stands within the stream bed on the upstream (east) side of the culvert, near its north end. This is an active flood gauge operated and maintained by the County of San Bernardino. It is not historic in age.

**Feature 17 (Fence line).** This 750-foot-long segment of a north-south fence line along the western boundary of the Casa Blanca property consists of weathered 4-by-4-inch and 6-by-6-inch posts, approximately 3 to 5 feet high. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 18 (Fence line).** This approximately 3,830-foot-long segment of an east-west fence line along the northern boundary of the Casa Blanca property consists of weathered 4-by-4-inch and 6-by-6-inch posts, approximately 3 to 5 feet high. Many of the posts have fallen. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 19 (Concrete and brick footing; scattered pipes).** This feature consists of a footing located on a north-facing slope of an east-west-trending ravine a few hundred feet from the western boundary of the project area. The footing measures 35 inches (north-south) by 33 inches (east-west). It has concrete in the center, with mortared bricks around the sides. The top appears to be broken away, suggesting that the structure, which is flush with the ground surface, was originally taller. Several crushed pieces of 10-inch-diameter riveted steel pipe are scattered nearby to the northeast. A piece of 3/4-inch-diameter steel rod lies next to the north side of the footing.

**Feature 20 (Three steel-pipe posts).** This feature is composed of three pieces of 4.5-inch-diameter riveted steel pipe, set vertically into the ground to form a small triangle on a south-facing slope in the southeastern quarter of the project area. The sides of the triangle measure 10 feet 3 inches, 7 feet 6 inches, and 7 feet. Two-wire, two-point, double-wrapped barbed wire connects the two westernmost posts.

**Feature 21 (Fence line).**This approximately 1,400-foot-long segment of a northeast-southwest fence line within the west half of the Casa Blanca property consists of weathered 4-by-4-inch posts, approximately 3 to 5 feet high. Many of the posts have fallen. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 22a (Small holding pond).** This feature consists of a small depression, located approximately 25 feet north of the edge of Oak Glen Road. The unlined pond, which is oval-shaped, measures 65 feet (east-west) by 40 feet (north-south), and is about 4 feet 6 inches deep in the center.

**Feature 22b (Rock concentration).** This feature is a concentration of cobbles and small boulders that have been deposited on the slope of the west end of the small holding pond (Feature 22a). The concentration, which measures approximately 8 feet (east-west) by 6 feet (north-south), may have been placed inside the pond for erosion control.

**Feature 22c (Rock spillway).** This feature is located at the east end of the small holding pond (Feature 22a). Unlike Feature 22b, a rock concentration that appears to have been dumped into the pond, the cobbles and small boulders of Feature 22c have been carefully laid out to form a neat rectangle measuring 17 feet (east-west) by 5 feet (north-south). The feature appears to have functioned as a spillway into the pond.

**Feature 22d (Concrete reservoir).** This feature is a deep, concrete-lined, subterranean reservoir, located 50 feet northeast of the small holding pond (Feature 22a), 85 feet north of the edge of Oak Glen Road, and 100 feet south of a modern above-ground steel water tank. The reservoir can be seen in an aerial photograph taken in 1938 (Historic Aerials 1938). It is approximately 9 feet deep, and the smooth concrete sides are steeply sloped and partially collapsed. Dense trees and brush block access to some of the perimeter of the feature. The reservoir is slightly oval-shaped, measuring approximately 70 feet (north-south) by 60 feet (east-west). Most of the bottom is covered with sediment, but the concrete floor is exposed in a small area near the east side. The concrete sides are 8 inches thick, and have steel studs imbedded in the top. These, and several sheets of corrugated steel roofing lying inside the feature, suggest that the reservoir was originally covered.

A small concrete weir box integrated into the southwest edge of the reservoir measures 60 inches (east-west) by 38 inches (north-south), and is 8 inches deep. Its walls are 4 inches thick, and have steel studs imbedded in the top. A spillway gate is between the weir and the reservoir, and a 6-inch-diameter steel pipe exits the west side and drains down the hill slope.

**Feature 22e (Concrete weir box).** A large semi-subterranean concrete weir box is located approximately 14 feet east of the concrete reservoir (Feature 22d). This feature is overgrown with vegetation and nearly inaccessible. It is approximately 13 feet square, and 5 feet deep. A collapsed lumber, steel mesh, and corrugated steel roof is inside.

**Feature 23 (Fence line).** This feature consists of an approximately 750-foot-long segment of a fence line with weathered 4-by-4-inch wooden posts that are 3 to 4 feet high. Three lines of two-strand, two-point, double-wrapped barbed wire are attached with baling wire. The southern 450 feet of the remaining fence line are oriented roughly north-south. The northern 300 feet are angled toward the northeast. A crushed, oval-shaped gray graniteware basin lies at the south end.

**Feature 24 (Stone retaining wall).** This feature is the remaining part of a stone retaining wall, located along the east edge of a north-south-trending ravine in the northwest quarter of the project area. The wall is oriented northeast-southwest, and is approximately 27 feet long.

The northeast end is 5 feet high above ground level, and blends into the side of the ravine. The southwest end has been eroded free of the side of the ravine, and stands 4 feet high. The rounded granitic rocks, which measure up to approximately 12 inches across, are mortared together. A 10-inch-diameter dark brown ceramic pipe exits toward the southwest from the southwest end, and is broken open.

**Feature 25 (Concrete pipe).** Segments of a 10-inch-diameter concrete pipe have been exposed by erosion along approximately 133 feet of the southeast bank of a northeast-southwest-trending ravine approximately 300 feet south of the northern boundary of the project area. One piece of pipe projects horizontally approximately 12 inches from the southeast bank of the ravine on a northeast-southwest course. Approximately 33 feet farther southwest, an identical pipe, apparently along the same pipeline, emerges from a cut in the side of a dirt four-wheel-drive trail. A detached 3-foot segment of the pipe lies on the surface of the trail. Approximately 100 feet farther to the southwest, another piece of the pipeline is visible, projecting from beneath another dirt road.

**Feature 26 (Terra cotta pipe).** This feature consists of an approximately 450-foot-long segment of a dark brown ceramic pipeline, exposed by erosion along the southeast bank of a northeast-southwest-trending ravine. The pipe, which is located about 500 feet south of the northern boundary of the project area, is 14 inches in diameter, and has 28-inch-long sections that are mortared at the joints. The pipeline is broken open in several places. The southwestern approximately 120 feet of the pipeline are oriented east-west. The remainder of the pipeline angles toward the northeast.

**Feature 27 (Fence line).** This approximately 500-foot-long segment of an east-west fence line in the northeast quarter of the project area consists of weathered 6-by-6-inch posts, approximately 4 feet high. The posts support four lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 28 (Fence line).** This approximately 260-foot-long segment of an west-northwest to east-southeast fence line, located in the northeast corner of the project area, is made of weathered 6-by-6-inch posts, approximately 4 feet high. The posts support four lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

**Feature 29a (Terra cotta pipe).** This dark brown ceramic pipe measures 14 inches in diameter. It projects horizontally approximately 12 inches toward the west from the eastern head of an east-west-trending ravine in the northeast quarter of the project area. The end of the pipe, where it was joined with the next section (now missing), is mortared. Feature 29b, a concrete pipe, is nearby to the southwest of Feature 29a.

**Feature 29b (Concrete pipe).** This feature, a concrete pipe partially exposed by erosion, heads southwest from the vicinity of Feature 29a, a ceramic pipe. Not enough of this pipe is exposed to measure accurately; however, it appears to be approximately 14 inches in diameter.

**Feature 30 (Concrete pipeline).** This feature consists of a large concrete pipeline that appears to have been buried approximately 18 inches below the ground surface, but is now partially exposed by erosion in the bank of the eastern head of an east-west-trending ravine. The pipeline, which is in the northeast quarter of the project area, is oriented northwest-

southeast. It measures 21 inches in diameter, and has 24-inch segments that are sealed at the joints with mortar. In the 1920s, the Yucaipa firm of Montigal and Sons made concrete pipe segments, using Wilson Creek gravel, for a water conveyance project that crossed the eastern half of Casa Blanca Ranch (Fox 1954). It is possible that Feature 30 is associated with that project.

**Feature 31 (Agricultural field).** This feature consists of an agricultural field of approximately 42 acres, situated on a flat bench that stretches from east to west across most of the southern half of the project area. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

**Feature 32 (Agricultural field).** This feature consists of an agricultural field of approximately 37 acres, situated on a flat bench that stretches eastward from the eastern boundary of the project area, to approximately the center. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

**Feature 33 (Agricultural field).** This feature consists of an agricultural field of approximately 17 acres, situated on a flat bench in the northeast quarter of the project area. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

**Feature 34 (Agricultural field).** This feature consists of an agricultural field of approximately 13 acres, situated on a flat bench in the northwest quarter of the project area, north of Wilson Creek. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

**Feature 35 (Agricultural field).** This feature consists of an agricultural field of approximately 7 acres, situated on a flat bench in the northwest corner of the project area. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

**Feature 36 (Agricultural field).** This feature consists of an agricultural field of approximately 3.6 acres, lying north of the main residence (Feature 1) in the southwest corner of the project area. Aerial photography indicates that the field has been used for growing fruit trees, as well as grain and hay crops, since at least 1938 (Historic Aerials 1938).

**Feature 37 (Olive grove).** The olive grove, covering approximately 7.85 acres, was planted around 1915 (Humphreys 1978; Yucaipa Valley Historical Society Museum 1983). The grove occupies a narrow area of hill slope stretching along the north side of Oak Glen Road for approximately 1/2 mile, beginning south of the main Casa Blanca house (Feature 1). A shorter arm of the grove reaches northeast toward the holding pond (Feature 12f).

**Isolated artifact.** One isolated, partially crushed “matchstick filler” (MSF) vent-hole condensed milk can was found in the Wilson Creek wash, approximately 250 feet south of the northern boundary of the site. The can measures 2 5/16 inches high by 2 4/16 inches in diameter, with church-key openings. The measurements are not within the range of temporally diagnostic MSF can sizes published by Simonis (n.d.). Cans of this type were manufactured from 1915 to the late 1980s (Rock 1987). Church-key can openers were introduced in 1935 (Wright 1976), and

are still in use. Undiagnostic and modern items observed in the vicinity of the can consist of a small sanitary food can with corrugated sides, an aluminum-top 12-ounce beverage can, a fragment of clear bottle glass, and a 1-gallon paint can with a double-friction lid. The label on the paint can includes an address with a U.S. Postal Zip Code, indicating it was manufactured no earlier than 1963.

## 5.3 Evaluation Results

The main Casa Blanca residence (Feature 1), which retains a high level of integrity, is recommended eligible for listing in the CRHR under Criterion 1 for its association with historic events, and Criterion 2 for its association with historic persons, during a period of significance lasting from 1882 to 1917. It is also believed to be eligible for CRHR listing under Criterion 3 for its design and construction. While some of the remaining buildings and features within Site CB-001 are historical in age, they post-date the period of significance, are utilitarian in design, or retain poor integrity, and are not, therefore recommended for listing in the CRHR. Evaluation of the site with regard to each of the four CRHR criteria is provided below.

**Criterion A (NRHP)/Criterion 1 (CRHR).** From the time it was established by the pioneer Dunlap family in 1882, until the end of the initial occupation by the Atwoods in 1917, the site, and the main Casa Blanca residence (Feature 1) in particular, were the headquarters of the preeminent ranch in Yucaipa Valley. Built by Franklin Pierce Dunlap, who had spent his youth living in the nearby Sepulveda adobe of Rancho Yucaipa, the original ranch house is linked to the Mexican land grant period through its time, place, and ownership. The house itself is historically significant to the broad patterns of local and regional history, not only in its private function as the residence of a member of the leading pioneer family in the area, but in its public function as the social center of the earliest Yucaipa community. From the 1880s to the first years of the 20$^{th}$ century, the house served as the region's first school. Its school room, which still exists, was also used for church services. From 1893 through 1896, the house contained the first post office in the area. The post office, housed in another room that can still be seen, was a stop along the stage coach route to and from Oak Glen. After the Atwoods bought the ranch in 1906 and named it "Casa Blanca", the house continued to be the unofficial community and social center of the Yucaipa Valley until the family relocated to San Bernardino in 1917, and was known as "Yucaipa Valley's showplace". The main Casa Blanca residence (Feature 1) is a significant example in the region of a building that served important private and public functions during the pioneering and founding period of the Yucaipa community in the late 19$^{th}$ and early 20$^{th}$ centuries, and, therefore, is recommended eligible for listing on the NRHP under Criterion A and on the CRHR under Criterion 1.

When the Atwood family moved from Casa Blanca to San Bernardino in 1917, they were gone for nearly two decades. While they still directed agricultural activities at the ranch and visited frequently, an employee resided in the house. The original period of occupation by Yucaipa pioneers and founders—the period of greatest historic significance—had come to an end. Leon Atwood Sr. died in 1926, and his widow, Frances moved back to live in retirement at Casa Blanca in 1936. By that time, Yucaipa was well established as a town, and the Yucaipa Valley pioneering and founding period was long over.

Because of their lack of association with the period of significance, or their lack of integrity, none of the other buildings and structures is recommended eligible for NRHP listing under

Criterion A or CRHR listing under Criterion 1. The garage (Feature 2), the blacksmith shop/service garage (Feature 4), and the north half of the Rodriguez house (Feature 5) are historical in age, but date to 1937, the early 1950s, and 1947, respectively, long after the period of historic significance, 1882 to 1917. The modular house (Feature 3), the prefabricated steel building and concrete slab (Feature 6), and the south half of the Rodriguez house (Feature 5) are all modern, having been constructed less than 50 years ago. The remaining features, consisting mainly of water conveyance and storage structures and pipes, retain very poor integrity. Stone retaining walls behind the main house (Feature 8) and along Oak Glen Road (Feature 13) were constructed in 1940 and 1933, respectively, post-dating the period of significance of Casa Blanca Ranch.

**Criterion B (NRHP)/Criterion 2 (CRHR).** The main Casa Blanca residence was constructed by and was the home of Franklin Pierce Dunlap, a member of the pioneering Dunlap family that purchased Rancho Yucaipa in 1869 and had a significant effect on the agricultural development of the area. The Dunlaps planted tens of thousands of acres in grain and hay, established the first dairy, and may have been the first farmers in the area to grow apples. In addition to being one of the area's leading ranchers and farmers, Franklin Pierce established the first school and post office in the region at the Casa Blanca residence, and served there as the first postmaster. Dunlap and his wife, Isabelle, were the social leaders of the early Yucaipa Valley and presided over community affairs from their home. In 1906, the Dunlaps sold the ranch to George Atwood, known as the "father of Yucaipa". In 1908, George, who continued to have a hand in running the ranch, gave the house and land to his son, Leon, and his wife, Frances as a wedding present. Until they moved to San Bernardino in 1917, the younger Atwoods maintained the social tradition that had been established by the Dunlaps, and Casa Blanca remained the unofficial community center of the Yucaipa area. Because of its strong association with the Dunlap family, prominent pioneers of the Yucaipa Valley and owners of Rancho Yucaipa, and with the Atwood family, founders of the community of Yucaipa, the main residence at Casa Blanca Ranch (Feature 1) is recommended eligible for listing on the NRHP under Criterion B and on the CRHR under Criterion 2.

The remaining buildings and features at Casa Blanca Ranch, other than the main residence (Feature 1), were constructed after the period of significance. They lack any association with the Dunlap family, and do not have a strong association with the original occupation of the Atwoods, which ended in 1917. None of the buildings and structures, other than the main house (Feature 1), are recommended eligible for NRHP listing under Criterion B or CRHR listing under Criterion 2.

**Criterion C (NRHP)/ Criterion 3 (CRHR).** The main Casa Blanca residence (Feature 1) is a fine example of a late 19$^{th}$ century southern California Folk Victorian ranch house. The house has undergone very little modification since it was remodeled circa 1910-1912 by Leon Atwood Sr. and his wife, Frances, and retains a high level of integrity to its period of significance. Both the original construction of 1882, and the modifications that were carried out by the Atwoods, are excellent examples of late 19$^{th}$ and early 20$^{th}$ century design and methods of construction. The massive stone foundation and brick walls of the house are rare regional examples, on such a large scale, of masonry construction using materials readily available on the property. The bricks were formed from local soil and fired on the premises in a kiln built especially for the purpose. The main Casa Blanca house embodies the distinctive characteristics of its type, period, region, and method of construction. Furthermore, it is one of only two early historic-

period brick masonry residences of substantial size in the San Bernardino Valley/Yucaipa Valley area (the Barton house in Redlands being the other example). Therefore, it is recommended eligible for listing in the NRHP under Criterion C and the CRHR under Criterion 3.

The remaining buildings within site CB-001, other than the main Casa Blanca residence (Feature 1), are of utilitarian design, lacking architectural distinction, and do not strongly embody the distinctive characteristics of any period, type, or method of construction. The other features, consisting mainly of water conveyance and storage structures and pipes, do not possess any distinctive engineering characteristics, and have poor integrity. These buildings and features, therefore, are not recommended eligible for listing on the NRHP under Criterion C or the CRHR under Criterion 3.

**Criterion D (NRHP) / Criterion 4 (CRHR).** No historic-period refuse deposits or abandoned building foundations were observed within Site CB-001 during the archaeological field survey. On other archaeological sites, significant, complex archaeological deposits can provide important information regarding the lifestyle, consumption patterns, household composition, social status, and ethnicity of the site occupants, when this information is not available through archival documents. In the case of Site CB-001, there are no surface deposits to provide this information. Furthermore, most of this data has been ascertained from archival documents. Therefore, even if subsurface deposits of refuse exist within the site, they are unlikely to provide important information about the site occupants that is not already known. As a result, the data potential of the site is considered low, and the site is not recommended eligible for listing on the NRHP under Criterion D or CRHR listing under Criterion 4.

## 6.0 SUMMARY AND RECOMMENDATIONS

No prehistoric archaeological sites or isolated finds were identified within the project area as a result of the cultural resources records search or the field survey. No previously recorded NRHP or CRHR-listed or eligible properties exist within the 0.5-mile (800-meter) records search radius. The Casa Blanca Ranch, comprising 6 buildings and 31 other features within the project area, dating from 1882 to the late 20$^{th}$ century, was documented as a single site (CB-001). The buildings and features were evaluated, and the main Casa Blanca residence (Feature 1) was found to possess the historic and architectural significance, as well as the integrity, that are necessary to be eligible for listing in the NRHP and the CRHR.

Because of its eligibility for listing in both the NRHP under criteria A through C and in the CRHR under criteria 1 through 3, any impacts to the main Casa Blanca residence (Feature 1) from demolition, substantial alteration, or significant changes to the immediate setting of the house would be considered significant under Section 106 of the NHPA and CEQA. CEQA Guidelines Section 15126.4(b) state that mitigation measures should be taken to prevent or minimize any adverse effects to a historical resource that could result from a project. Above all, demolition or substantial alternation of the house would represent an impact that cannot be mitigated below a level of significance by any type of recordation. Demolition, substantial alternation, and other potential impacts, such as damage caused by collisions from construction vehicles and equipment, must be avoided to avoid a significant impact to this historical resource. In addition, minimal security measures should be implemented to prevent arson and further vandalism, including the installation of an alarm system, and a locked gate at the lower end of the

driveway by Oak Glen Road. To preserve some measure of the Casa Blanca residence's integrity of setting, preservation of the landscaping and plantings in the area immediately surrounding the house is also recommended. This includes the front yard and its border of deodar cedar and olive trees, the deodar cedar trees that line the driveway, the stone retaining wall with rings for tethering horses (Feature 8) in the back yard of the house, and the olive trees on the steep hill slope south of the house. Keeping the olive trees on the hill slope would have the added effect of maintaining the historical visual barrier between Oak Glen Road and the house. Retaining the Casa Blanca house and its immediate surroundings would provide an aesthetic focal point for any new residential development, as well as an important link to the history of the region and its pioneers.

Routine maintenance activities and minor repairs of the Casa Blanca residence that do not alter the architectural characteristics, style, or appearance of the house would not result in an adverse effect to the house under CEQA or Section 106 of the NHPA, and would likely have a beneficial effect in reducing deterioration of the house. Major alterations or improvements that may be required for seismic stabilization of the structure or to bring the structure to modern standards for occupancy may require review or input from a qualified architectural historian to ensure that the improvements would not result in a significant effect to the qualities of the house that make it eligible for inclusion in the NRHP and CRHR.

The remaining buildings and features, other than the main residence (Feature 1), were found to lack the historic or architectural significance necessary for NRHP and CRHR listing. Furthermore, their integrity has been compromised by post-historic alterations, decades of neglect, and deterioration. Therefore, their alteration or removal as a result of the proposed redevelopment of the Casa Blanca project area would not be considered an effect to a historic property under Section 106 of NHPA or an impact to a historical resource under CEQA, and no mitigation measures are required where they are concerned.

The archaeological sensitivity of the project area is believed to be low. However, in the event that any archaeological materials are encountered during ground-disturbing construction activities, all activities must be suspended in the vicinity of the find until the deposits are recorded and evaluated by a qualified archaeologist. If human remains of any kind are found during construction, the requirements of CEQA Guidelines Section 15064.5(e) and AB 2641 shall be followed. According to these requirements, all construction activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, Meridian shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

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# 8.0 REPORT AND FIELD PERSONNEL

## 8.1 Report Preparers

Cary D. Cotterman, Principal Author
1994 B.A., Anthropology, California State University, San Bernardino
Years of experience: 20

Evelyn N. Chandler, Cultural Resources Project Manager/Contributing Author
2011 M.A., Archaeology and Heritage, University of Leicester, England
1989 B.A., Anthropology/Sociology, University of Redlands, California
1989 B.A., Political Science, University of Redlands, California
Years of experience: 21

Robert Cunningham, Contributing Author
2007 B.A., Anthropology, University of California, Los Angeles
Years of experience: 6

## 8.2 Field Personnel

Cary D. Cotterman, Field Director/Historic Building Specialist
1994 B.A., Anthropology, California State University, San Bernardino
Years of experience: 20

Robert Cunningham, Field Archaeologist
2007 B.A., Anthropology, University of California, Los Angeles
Years of experience: 6

Courtney Hollingsworth, Field Archaeologist
2011 B.A., Anthropology, California State University, San Bernardino
Years of experience: 2

Braden Rockhold, Archaeological Assistant
2013 B.A., Anthropology, California State Polytechnic University, Pomona (expected)
Years of experience: 1

# APPENDIX A PROJECT AREA PHOTOGRAPHS

Project area overview from entry driveway near southwest corner . View to west, August 15, 2012.

Project area overview from near southwest corner. View to north, August 15, 2012.

Project area overview along western boundary, project area on right. View to north, August 15, 2012.

Project area overview along northern boundary, project area on right. View to east, August 15, 2012

Project area overview in southwest quarter, olive grove in background. View to west, August 15, 2012.

Overview along ravine near center of project area. View to west, August 15, 2012.

Project area overview along northern boundary, project area on left. View to west, August 15, 2012.

Project area overview from near center of project area. View to northeast, August 15, 2012.

Overview along ravine in west half of project area. View to west, August 16, 2012.

Project area overview from near northeast corner. View to south, August 16, 2012.

Project area overview from near eastern boundary. View to northwest, August 16, 2012.

Project area overview from eastern boundary. View to southwest, August 16, 2012.

Project area overview from eastern boundary. View to west, August 16, 2012.

Project area overview from eastern boundary. View to northwest, August 16, 2012.

Concrete weir box (Feature 10) near Rodriguez house (Feature 5). View to northeast, 8/17/2012.

Rock circle (Feature 11) near Rodriguez house (Feature 5). View to southeast, 8/17/2012.

| State of California - The Resources Agency<br>DEPARTMENT OF PARKS AND RECREATION<br>**PRIMARY RECORD** | Primary #:<br>HRI # :<br>Trinomial:<br>NRHP Status Code:<br>Other Listings: |
|---|---|
| ☐ Update or Supplement | Review Code: Reviewer: Date: |



***Resource Name or Number (Assigned by Recorder):** CB-001 (Casa Blanca Ranch)
**P1. Other Identifier:** Dunlap Ranch, Atwood Ranch

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Yucaipa **Date:** 1967 (photorevised 1988) **T** 1S, **R** 1W, SW ¼ **and** SE¼ **of Sec.** 29, SE¼ **of Sec.** 30, San Bernardino **B.M.**
**c. Address:** 36104 Oak Glen Road **City:** Yucaipa
**d. UTM: (Give more than one for large and/or linear resources) Zone**: 11; 498295 **mE** 3767540 **mN** (SW corner) ; 498445 **mE** 3768330 **mN** (NW corner); 499650 **mE** 3768330 **mN** (SE corner); and 499650 **mE** 3767540 **mN** (NE corner) (NAD 83)
**e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., when appropriate:** The entry driveway is located on the north side of Oak Glen Road, 0.9 mile east of Bryant Street, in Yucaipa.

***P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):**
The site consists of a ranch complex covering approximately 235 acres, containing 37 recorded features. Site boundaries are approximately Oak Glen Road on the south, Jefferson Street on the west, Fir Avenue on the north, and a north-south fence line at the center of the southeast 1/4 of Section 29 on the east. Features include the 1882 Dunlap/Atwood/Casa Blanca Ranch house (Feature 1), a garage built in 1937 (Feature 2), a blacksmith shop/service garage built in the early 1950s (Feature 4), and a small house built in 1947 (Feature 5). Irrigation pipes, reservoirs, weirs, flumes, a dam, a stone trough, a culvert, stone retaining walls, fence lines, a rock circle, agricultural fields, an olive grove, and two modern buildings were also documented. An evaluation of the site for eligibility to the California Register of Historical Resources (CRHR) was conducted, and the main ranch house (Feature 1) was found to possess the historic and architectural significance, as well as the integrity, to be eligible for listing on the CRHR under Criteria 1, 2, and 3. The remaining buildings and other features were found not to have the significance or integrity necessary for CRHR eligibility. (See Continuation Sheets)

***P3b. Resource Attributes (List Attributes and Codes):** HP33 (Farm/ranch)

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

**P5b. Description of** ☒ **Photo** ☐ **Drawing (View, date, accession#):** North and west (front) elevations of Dunlap/Atwood/Casa Blanca house (Feature 1). View to southeast, 8/17/2012.

***P6. Date Constructed/Age and Sources** ☐ **Prehistoric** ☒ **Historic**
☐ **Both :** 1882-ca. 1990s

***P7. Owner and Address:** Private

**P8. Recorded by (Name, affiliation, address):**
R. Cunningham, C. Cotterman,
B. Rockhold, C. Hollingsworth
ECORP Consulting, Inc.
215 N. 5th Street
Redlands, CA 92374

***P9. Date** ☒ **Recorded** ☐**Updated:**
August 15-17, 2012

***P10. Type of Study (Describe):**
Intensive pedestrian archaeological survey and historic building recordation; CRHR evaluation.

***P11. Report Citation (Cite survey report and other sources, or enter "none."):**
Cotterman, Cary D., and Evelyn N. Chandler
2012 *Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan, Yucaipa, San Bernardino County, California*. Prepared by ECORP Consulting, Inc., Redlands, California.

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

# ARCHAEOLOGICAL SITE RECORD

**Primary # :**
**Trinomial :**

 **Resource Name or Number (Assigned by recorder):** CB-001 (Casa Blanca Ranch)

***A1. Dimensions: a. Length:** Approx. 4,450 feet (E-W) × **b. Width:** Approx. 2,625 feet (N-S) (Approx. 235 acres)
**Method of Measurement:** ☐ **Paced** ☐ **Taped** ☐ **Visual estimate** ☒ **Other:** Map, Global Positioning System (GPS)
**Method of Determination (Check any that apply.):** ☐ **Artifacts** ☒ **Features** ☐ **Soil** ☐ **Vegetation** ☐ **Topography** ☐ **Cut bank** ☐ **Animal burrow** ☐ **Excavation** ☒ **Property boundary** ☐ **Other (Explain):**
**Reliability of Determination:** ☒ **High** ☐ **Medium** ☐ **Low Explain:**
**Limitations (Check any that apply):** ☐ **Restricted access** ☐ **Paved/built over** ☐ **Disturbances** ☐ **Site limits incompletely defined** ☐ **Vegetation** ☐ **Other (Explain):**

**A2. Depth:** ☐ **None** ☒ **Unknown** **Method of Determination:** No excavation was conducted.

***A3. Human Remains:** ☐ **Present** ☐ **Absent** ☒ **Unlikely** ☐ **Possible** ☐ **Unknown (Explain):** No prehistoric human remains have been found within 0.5 mile (800 meters); no historic-period human burials are known to have taken place.

***A4. Features (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.):** The site consists of a ranch complex covering approximately 235 acres, containing 37 recorded features. Features 1 through 6, consisting of standing buildings, are described in the Building, Structure, and Object Record and Continuation Sheets included in this set of DPR records. The remainder of the features of the site consist of irrigation pipes, reservoirs, weirs, flumes, a dam, a stone trough, a culvert, stone retaining walls, fence lines, a rock circle, agricultural fields, and an olive grove (Features 7 through 37) (See Continuation Sheets for detailed descriptions).

***A5. Cultural Constituents (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):**
Other than artifacts found in association with features, one isolated, partially crushed "matchstick filler" (MSF) vent-hole condensed milk can was the only temporally diagnostic, possibly historic-period artifact found within the site. The can was found in the Wilson Creek wash, approximately 250 feet south of the northern boundary of the site. It measures 2 5/16 inches high by 2 4/16 inches in diameter, with church-key openings. The measurements are not within the range of temporally diagnostic MSF can sizes published by Simonis (n.d.). Cans of this type were manufactured from 1915 to the late 1980s (Rock 1987). Church-key can openers were introduced in 1935 (Wright 1976), and are still in use.

**A6. Were Specimens Collected?** ☒ **No** ☐ **Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)** .

***A7. Site Condition:** ☐ **Good** ☐ **Fair** ☒ **Poor (Describe disturbances.):** Disturbances consist of the construction of post-historic buildings, grading for unpaved driveways and access roads, plowing and other agricultural activities, disking for weed abatement, trenching for irrigation pipelines, erosion, and bioturbation. Many of the features have been subject to decades of neglect, deterioration, and damage, and retain poor integrity.

***A8. Nearest Water (Type, distance, and direction.):** Wilson Creek, a seasonal drainage, passes from northeast to southwest across the northern half of the site. Oak Glen Creek is located nearby to the south, across Oak Glen Road.

***A9. Elevation:** 3,035 to 3,295 feet above mean sea level.

**A10. Environmental Setting (Describe culturally relevant variables such as: vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.):** The project area is situated in the Yucaipa Valley, an alluvial plain bordered by the San Bernardino Mountains on the north, east, and south, and the Crafton Hills on the west. The land descends gently from northeast to southwest, and consists of several wide, flat benches separated by deep, steep-sided ravines. Soil consists of alluvial silt, sand, and gravel, with numerous rounded granitic cobbles and boulders, and sparsely scattered bedrock outcroppings. Vegetation consists of dense chaparral in the ravines, with wide expanses of grain and hay crops on the flat benches.

**A11. Historical Information:** (See Building, Structure, and Object Record, and Continuation Sheets)

***A12. Age: ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☒ 1880-1914 ☒ 1914-1945 ☐ Post 1945 ☐ Undetermined (Describe position in regional prehistoric chronology or factual historical dates if known):** The ranch was established by the Dunlap family in 1882, when the main ranch house (Feature 1) was constructed. The Dunlaps continued to occupy and operate the ranch until 1906, when they sold it to the Atwood family. Around 1910-1912, the Atwoods carried out extensive modifications to the house. In 1917, the Atwoods moved to San Bernardino, and the house and ranch were occupied by employees until 1936, when Mrs. Atwood, by then a widow, returned to Casa Blanca to live out her retirement. Ranch operations were overseen during this later period by her oldest son, Leon Atwood Jr., who lived on the neighboring Five Winds Ranch with his wife. During the 1930s, Leon built the small garage behind the house (Feature 2), and planted the deodar cedar trees along the driveway and front yard. In the 1940s, he constructed the stone wall behind the house (Feature 8) and the small residence located a few hundred feet northeast of the main house (Feature 5). The blacksmith shop/service garage (Feature 4) was probably built in the early 1950s. (See Building, Structure, and Object Record, and Continuation Sheets for complete history)

**A13. Interpretations (Discuss data potential function[s], ethnic affiliation, and other interpretations):** The site is associated with late 19th and early 20th century ranching and farming activities. It was established by the pioneer Dunlap family in 1882, and was owned by the Atwood family, founders of Yucaipa, in the early 1900s. (See Building, Structure, and Object Record, and Continuation Sheets)

**A14. Remarks:** The main Casa Blanca residence (Feature 1), which retains a high level of integrity, is recommended eligible for listing in the CRHR for its strong association with historic events and persons, and for its design and construction. While most of the remaining buildings and features within the site are historical in age, they post-date the period of significance (1882-1917), are utilitarian in design and function, or retain poor integrity. None of the features, therefore, except for the main residence (Feature 1), are recommended for listing in the CRHR. (See Building, Structure, and Object Record, and Continuation Sheets)

**A15. References (Documents, informants, maps, and other references):** (See Continuation Sheets)

**A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):** (See Primary Record and Continuation Sheets)
**Original Media/Negatives Kept at:** ECORP Consulting, Inc., 215 N. 5th Street, Redlands, CA 92374

***A17. Form Prepared by:** Cary D. Cotterman **Date:** 8/17/2012

***Affiliation and Address:** ECORP Consulting, Inc., 215 N. 5th Street, Redlands, CA 92374

Primary #:
HRI#:

# BUILDING, STRUCTURE, AND OBJECT RECORD



*NRHP Status Code:

***Resource Name or Number (Assigned by Recorder):** Casa Blanca Ranch house and outbuildings (Features 1 through 6 of Site CB-001)

**B1. Historic Name:** Dunlap Ranch, Atwood Ranch
**B2. Common Name:** Casa Blanca

**B3. Original Use:** Agriculture, Residence **B4. Present Use:** Not being used; unoccupied

***B5. Architectural Style:** Main ranch house (Feature 1) has Folk Victorian elements on vernacular brick-masonry and wood-frame construction. The Garage (Feature 2), modern modular house (Feature 3), blacksmith shop/service garage (Feature 4), Rodriguez house (Feature 5), and modern prefabricated metal building (Feature 6) are utilitarian buildings with no architectural style.

***B6. Construction History (Construction date, alterations, and date of alterations):**
Main ranch house (Feature 1): Built 1882; extensive modifications ca. 1910-1912; minor modifications 1930s, 1970s.
Garage (Feature 2): Built 1937.
Modern modular house (Feature 3): Moved onto site 1980s or later.
Blacksmith shop/service garage (Feature 4): Probably built ca. 1953.
Rodriguez house (Feature 5): Built 1947; extensive modifications 1960s.
Modern prefabricated metal building (Feature 6): Probably built 1986.

***B7. Moved?** ☒ **No** (Features 1, 2, 4, 5, 6) ☒ **Yes** (Feature 3) ☐ **Unknown** **Date:** 1980s or later (Feature 3) **Original Location:** Unknown (Feature 3)

***B8. Related Features:** (See Continuation Sheet)

**B9a. Architects:** Franklin Pierce Dunlap, Leon A. Atwood Sr. (Feature 1); Leon A. Atwood Jr. (Features 2 and 5) **B9b. Builders:** Same

***B10. Significance: Theme:** Pioneer agriculture and early Yucaipa Valley settlement **Area:** Yucaipa Valley, San Bernardino County, California
**Period of Significance:** 1882-1917 **Property Type:** Ranch/farm **Applicable Criteria:** CRHR 1, 2, and 3
**(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)**
During the Spanish Period (1769-1821) and the Mexican Period (1821-1848), the San Bernardino area, including the Yucaipa Valley, was under the influence of Mission San Gabriel Archangel. In 1842, several years after the secularization of the missions by the Mexican government, Governor Juan Bautista Alvarado made a large land grant to Don Antonio Maria Lugo and his three sons. The Lugo family's Rancho San Bernardino encompassed land in both the San Bernardino and Yucaipa valleys, extending from present-day Colton to Calimesa. Around 1841, a nephew of Lugo, Don Diego Sepulveda, moved a large herd of cattle onto Rancho San Bernardino land in the Yucaipa Valley, which had been conveyed to him by Lugo, and attempted to establish a ranch and home there. Ygnacio Palomares, a rival rancher, filed a dispute with local authorities over grazing rights, and litigation took place between the two men. Governor Alvarado, however, was required by law to uphold the Spanish grant to Lugo, as well as Lugo's subsequent conveyance of land to Sepulveda. With Alvarado's influence, the legal contest was decided in favor of Sepulveda, and his Rancho Yucaipa was established. Sepulveda built a two-story adobe ranch house in 1841 and 1842 that still stands (Richards 1966; San Bernardino County Museum 2005; Yucaipa Valley Historical Society Museum n.d.a).

In the spring of 1851, Mormon settlers from Salt Lake City settled in the San Bernardino Valley. Two apostles, Amasa Lyman and Charles C. Rich, acting as representatives of the Latter Day Saints, bought a large portion of Rancho San Bernardino from the Lugos. The purchase also included Rancho Yucaipa and the Sepulveda adobe. During the Mormon period, reputed "mountain man" John Brown occupied the adobe without authorization. The Mormons tried to evict him on several occasions, but were unsuccessful. By the time the Mormons were recalled to Salt Lake City in 1857, Brown had become a county supervisor and owned the land. That year, he sold Rancho Yucaipa and the Sepulveda adobe to a trader named James Waters (Atchley 1979; Bowler-Muggeridge 1999; Yucaipa Valley Historical Society Museum n.d.a). (See Continuation Sheet)

**B11. Additional Resource Attributes (List attributes and codes):** HP33 (Farm)

***B12. References:** (See Continuation Sheet)

**B13. Remarks:** (See Continuation Sheet)

***B14. Evaluator:** Cary D. Cotterman
ECORP Consulting, Inc.
215 N. 5th St.
Redlands, CA 92374

***Date of Evaluation:** August 17, 2012

(See Sketch Maps)

(This space reserved official comments.)

**P3a. Description (continued from Primary Record).** During the cultural resources field survey and the historic building recordation that were conducted in August 2012, one historic-period site, the Casa Blanca Ranch (CB-001), consisting of 37 newly-identified features, was documented.

*Feature 1 (Casa Blanca main house).* The main Casa Blanca residence was built by Franklin Pierce Dunlap in 1882 and modified by Leon Atwood Sr. between 1910 and 1912. Minor modifications were carried out by Leon Atwood Jr. in the 1930s. The two-story Folk Victorian house is of vernacular brick-masonry and wood-framed design, decorated with flat, jigsaw-cut brackets at the top of the second-story porch columns, and Chinese-pattern porch railings. The primary mass of the building is L-shaped, with the long side forming the west-facing façade and the shorter wing extending to the east from the south half of the rear elevation. This L-shaped core of the building is constructed of red bricks, laid in a running-bond pattern, that were formed from local soil and fired in a kiln on the property. The prominent feature of the house is its deep, two-story porch, which runs along the entire façade. The medium-pitched, side-gabled, gable-on-hip roof is covered with modern composition shingles. A narrow brick chimney, painted white, vents the dining room fireplace. Three additional, larger chimneys, made of unpainted bricks, appear to be modern.

The structural footing of the approximately 2,200-square-foot house is made of split granite boulders, mortared together, and is visible from inside the small rear basement and underneath the front porch. The rear basement is reached through a trap door in the porch floor on the north side of the building. The stone footing forms the lower half of the rear-basement walls, with the red brick walls standing on top. The long, narrow front basement occupies the space under the entire front of the house, behind the porch, and is accessible from a stairway leading down from the service porch on the south side. The brick walls in the front basement continue all the way to the concrete floor.

From 1882 to its occupation by the Atwoods in 1908, the house was predominantly unpainted red brick, with its wood-framed areas, covered with beaded wood siding, and other wood trim painted a light color. The deep, wrap-around porch was only on the lower story, and was sheltered by a skirt roof separating the two stories of the house. By 1910, the Atwoods had painted the entire house white and named it Casa Blanca. Between 1910 and 1912, they increased the porch along the front of the house to two stories by replacing the former porch roof with a second-story porch floor, and extending the second-story main roof to shelter it. The flat, jigsaw-cut brackets that had decorated the tops of each of the original porch roof support columns were removed and reinstalled on the new second-story roof supports. Plain, square-section cross pieces replaced the original brackets on the downstairs porch columns. The former central window opening in the front of the second story was cut all the way down to the new upper-porch floor, and the window was replaced with French doors. This remodeled appearance, now a century old, has undergone very little change.

The ground floor of the west-facing façade of the house has the main entry in the center, reached by the original nine steep concrete stairs that lead to the porch, which is approximately 5 feet above ground level. The stairs are contained between two low rake walls with wide concrete caps. The entry consists of the original wood-framed door, with a single panel in the bottom half and a fixed window in the upper half. A small window is above the transom, with two panes separated by a vertical muntin. The door opening in the brick wall has a segmental arched lintel of two header courses of bricks. A historic-period screen door with jigsaw-cut, scrolled brackets in the corners covers the main door. The entry is flanked by two tall pairs of one-over-one wood-framed windows, each pair separated by a wide mullion, that illuminate the living room. The original wood-framed screens are still in place. The window openings in the brick wall have arched lintels matching the one over the entry. On the left (north) side, the porch wraps around the north elevation of the house. On the right, it stops at the southwest corner, and a wood-framed bedroom with beaded wood siding extends southward from the main brick mass of the house. A pair of one-over-one wood-framed windows, separated by a wide mullion, is in the front-facing wall of this room. The room was part of the original construction of the house, but ended at the porch roof line on the south side. Today, it extends approximately 5 feet beyond the south end of the porch, with a shed roof covering the exposed portion. This small addition was built during the late 1930s, when Leon Atwood Jr. made improvements for his mother, Frances, who had just returned to Casa Blanca after living in San Bernardino for nearly 20 years. The porch is 9 feet 4 inches deep, with a concrete floor that slopes away from the house. The lower story has square 6-by-6-inch columns supporting the second-story porch. At the top, each column butts into a 6-by-6-inch cross piece with diagonally cut ends, forming a T. The two columns flanking the entry stairs have additional cross pieces at right angles. Chinese-pattern railings fill the gaps between the columns.

The second story of the façade originally had three evenly spaced pairs of windows, overlooking the single-story porch roof below, that were identical to the windows in the first story. The windows are now inside the second-story porch that was constructed by the Atwoods between 1910 and 1912. When the upper porch was built, the central window opening was enlarged and French doors were installed to allow access to the porch. The second-story columns supporting the main roof, which was extended to cover the porch, are square 4-by-4-inch posts, in contrast with the 6-by-6-inch columns of the lower story. This slight diminishing of size makes the upper seem lighter, and

suggests a sensitivity to architectural scale on the part of the designer. The jigsaw-cut decorative brackets that adorned the tops of the original porch columns were moved to the second story columns when the remodeling was carried out, and are still in place. The main roof has overhanging eaves that extend 18 inches, supported by exposed 1-by-3-inch rafters. Where the open upstairs porch would have wrapped around the north and south sides of the house, the space is filled on either side with sleeping porches. The lower halves of the sleeping porch walls are covered with vertical wood siding, and the upper halves are continuous strips of wood-framed sliding-sash windows, covered by screens. Each enclosure has a screen door in the front, opening onto the porch. Historical photographs indicate that the sleeping porches are an original part of the 1910-1912 remodeling.

The north elevation of the house reveals that the brick wing forming the long side of the L, facing west, combined with the downstairs and upstairs front porches, comprises approximately half of the overall depth of the building, from front to back. The shorter bottom angle of the L, extending eastward, is cross-gabled with a gable-on-hip roof that is lower than the roof of the front wing. A small hip-roofed dormer with a one-over-one wood-framed window to an upstairs bedroom projects from the north slope of the rear wing's roof. On the first story, the porch extends along the entire north side of the house, and is stepped back twice to accommodate the L plan. A small hatch at ground level in the north end of the front porch leads to a storage space underneath. Under the porch, the split-stone footing and unpainted brick walls of the house are exposed, and 8-by-8-inch redwood piers support the 3.75-inch-thick concrete porch floor. Diagonal (northeast-southwest and northwest-southeast-oriented) impressions are visible on the bottom of the porch floor where 5.5-inch-wide boards supported the concrete while it was curing. Since the second-story porch is only along the façade, the porch along the north side is still the original single story as it was designed in 1882, with its jigsaw-cut brackets still in place at the tops of the roof support columns. A pair of one-over-one, wood-framed windows, identical to those in the façade, is in the center of the north-facing brick wall of the living room. Behind (east of) the living room, built into the nook formed by the L, is an 8-by-10-foot wood-framed space with drop siding that was used as a school room by the Dunlaps in the late 19$^{th}$ century. This room, which was used in later years for tack storage, has a single one-over-two wood-framed window facing north, and an entry door facing east. Inside, a wooden ladder attached to the west wall leads through a small opening to a loft. Just outside the door to this room, in the concrete porch floor, a wooden hatch covers an opening with a steep concrete stairway leading to the small rear basement. A repair in the concrete rim around the trap door has "Tommy – Taggy – Leon – III" inscribed. (Taggy and Leon refer to Leon and Frances Atwood's sons, Stanford "Tagg" and Leon Jr., while Tommy may have been their neighbor and friend, Tom Webster, who later married the Atwood boys' sister, Frances Mary.) The basement has a concrete floor, and currently contains a modern furnace. The split-granite footing and unpainted brick walls of the house are exposed in the walls. Just west of the former school room, a doorway through the brick wall of the house has been converted to a window. The one-over-one wood-framed sash, and the wood-framed screen suggest that the alteration is historical. The doorway threshold is still in place, and the lower part of the doorway, below the window, is covered with beaded wood siding. This window, and a door farther to the left (east), both lead to the dining room. A paneled wood door even farther to the east leads into the pantry and kitchen. The house is built into a hill slope, and the porch is only about 12 inches above ground level in the rear. An opening in the porch railing, aligned with the dining room door, is reached by two shallow concrete steps. The north end of the sleeping porch dominates the front of the second story on the north elevation.

The east (rear) elevation of Casa Blanca is half sheltered by the porch, wrapping around the northeast corner of the first story. Under the porch roof, in the east-facing wall of the shorter brick wing forming the bottom of the L, is a two-over-one wood-framed window to the dining room. To the left (south), the concrete porch ends at an entry opening in the railing, and is replaced with a wood-framed, wood-floored room covered with beaded board siding, extending to the roof line. A two-over-one wood-framed window to the parlor and kitchen is in the center, facing east. To the left of this room, occupying the southeast corner of the house, is a large wood-framed, wood-floored service porch, reached via a small wooden stoop with three steps and a low railing, leading to a screen door. The lower third of the service porch walls are covered with vertical board siding, and the upper two thirds are screened with no glazing. The tongue-in-groove interior flooring projects an inch from under the exterior walls of both the parlor/kitchen and the porch. Inside the service porch, two enameled iron laundry sinks stand side-by-side, and a stairway leads down to a door to the front basement. The basement extends under the entire front of the house, and has a concrete floor. The walls are brick, and are terraced on the west side to form a 34-inch-wide bench 42 inches high. Several large iron hooks are attached to the floor joists above. A massive footing, made of mortared bricks and boulders, is exposed inside the front basement, near the entry stairway.

The first story of the south elevation of the house has the service porch occupying the right (east) half, and the end of the front porch and the wood-framed southwest-corner bedroom extension on the left (west). A pair of one-over-one wood-framed windows, separated by a wide mullion, is in the center of the bedroom, and a smaller one-over-one wood-framed window is to its right. Upstairs, the end of the front porch and the sleeping porch dominate the left (west) half of the second story. A hip-roofed dormer with a one-over-one wood-framed window, identical to the dormer on the opposite (north) side, is in the slope of the cross-gabled roof of the eastward wing on the right. Inside the service porch, the south elevation includes a wide, horizontal, wood-framed window with three large panes, and a

windowed door, both into the kitchen and pantry. To the left of the kitchen/pantry door, a two-over-two wood-framed window opens into the library, a small room with built-in bookshelves on one wall. This room was used as the local post office from 1893 to 1896 when Franklin Pierce Dunlap was the postmaster.

The house is in need of maintenance and repairs, but retains excellent integrity. Major modifications, consisting primarily of the addition of the second-story front porch and sleeping porches, and the alteration of the roof line to cover them, date to the first few years of the Atwoods' occupation and are a century old. Other, smaller alterations were carried out in the late 1930s. Remodeling in the late 1970s was primarily to the interior, but might have included the three modern brick chimneys. Overall, the house retains all of the elements of its historical appearance.

*Feature 2 (Garage).* The garage, which was built in 1937, stands approximately 33 feet southeast of the back of the main house (Feature 1). It has a concrete slab foundation, and its rectangular plan is oriented north-south. A concrete slab adjacent to the north side of the building, with a curb and 4-by-4-inch post holes, appears to represent a former car port. The wood-framed walls of the garage are covered with vertical wood plank siding, painted white, and the medium-pitched, side-gabled roof is covered with modern composition shingles. The front (west) elevation is entirely taken up by the original barn-type doors that slide on overhead tracks. A concrete apron, which is an extension of the foundation slab, extends 6 feet to the west, in front of the doors. The rear (east) elevation has an open lean-to shed attached, which occupies 80 percent of the width of the building. The shed is 6 feet deep, has a dirt floor, and a corrugated steel shed roof supported by three 4-by-4-inch posts with 2-by-4-inch diagonal braces. A small galvanized steel enclosure of undetermined function is attached to the south elevation of the garage. The interior of the garage has a built-in wooden workbench and a storage loft. The sub-roof has been augmented by modern plywood. The northwest corner of the concrete slab, just inside the door, has the initials "SVO", "LAA", "BRO", and TRB" inscribed, along with "Oct. 10 '37". The initials "LAA" are most likely those of Leon A. Atwood Jr.

*Feature 3 (Modular house).* This modern, single story mobile home is located 35 feet south of the main Casa Blanca house (Feature 1), across the driveway. It is a modular house set on a concrete slab. The building is rectangular in plan, oriented east-west, and has a flat roof. It does not appear in aerial photography from 1982; therefore, it was brought onto the property after that date (Historic Aerials 1982).

*Feature 4 (Blacksmith shop/service garage).* The single-story blacksmith shop and service garage is one of three ancillary buildings located approximately 480 feet northeast of the main Casa Blanca house (Feature 1) at the end of a dirt access road. It is visible in aerial photography dating to 1959, but was not there when the previous aerial photograph was taken, in 1938 (Historic Aerials 1938, 1959). A dedicated electric power line that only services this building has 1953 date nails in its poles, which could be an indication of when the blacksmith shop/garage was constructed. The building is rectangular in plan, and is oriented east-northeast to west-southwest. It stands on a mortared stone foundation of granitic cobbles and small boulders that is built into the edge of a hill slope. On the front (north) and east sides, it is flush with ground level, but on the south and west side, the foundation rises above ground level as much as 30 inches. The floor is concrete, and the wood-framed walls are covered with corrugated steel, painted barn red. The medium-pitched, side-gabled roof is also covered with corrugated steel. The eaves on the north and south sides extend approximately 1 foot beyond the walls, and have exposed 2-by-4-inch rafters. On the east and west ends of the building, the eaves extend approximately 2 feet and have exposed 1-by-6-inch purlins. The west half of the building is occupied by a service garage with a built-in wooden workbench and a servicing pit in the floor. The east half consists of a blacksmith shop with a forge and a built-in wooden workbench. Silhouettes painted on the wall above the workbench indicate where tools were hung when not in use. Access to the garage half of the building is through a large door, covered with corrugated steel and hinged on the side. A concrete apron extends 15 feet north of the garage door. The blacksmith shop is entered through a plywood door with long steel strap hinges. A rectangular wood-framed slider window is to the right of the door. Two more identical windows, one for the garage and one for the blacksmith shop, are in the rear (south) elevation. Two vertical wood-framed windows in the west elevation, into the garage, are covered with mesh and corrugated fiberglass siding, but are not glazed. A small lean-to addition against the right (north) half of the east elevation, adjoining the blacksmith shop, has a wood frame, corrugated aluminum siding, and a wood-plank floor. Most of its gabled roof is missing.

*Feature 5 (Rodriguez house).* This small, single-story residence is located approximately 30 feet west of the blacksmith shop/service garage (Feature 4), across the dirt access road. When it was originally built, in 1947, the house consisted only of what, today, is the north half. The south half, with its covered patio on the south end, was added post-historically. The addition appears in aerial photography from 1968, but not in the previous aerial photograph, which was taken in 1959 (Historic Aerials 1959, 1968). The building, which is rectangular in plan, is oriented north-south. It stands on a concrete slab foundation, and has wood-framed walls covered with corrugated steel siding, painted barn red. The corrugations of the siding on the southern half have slightly different dimensions than those of the original northern half. The medium-pitched, side-gabled roof is also covered with corrugated steel. The primary entry to the original

dwelling is at the right (north) side of the east elevation. The door, near the corner of the house, has a one-over-one wood-framed window to its left, and both overlook a small concrete porch sheltered under a corrugated steel awning supported by two four-by-four-inch posts. The initials "LAA" (Leon A. Atwood) and the date "47" are inscribed near the north end of the concrete porch slab. An aluminum-framed slider window is farther to the left, near the corner of the southern half of the building. The rear entry to the original house is in the west elevation, and has a concrete stoop shaded by a small awning. The initials "IR" are inscribed in the concrete. A small, originally wood-framed window to the left (north) of the door has been replaced by a modern aluminum-framed slider window. Another aluminum-framed slider window is farther to the right (south), in the southern half of the house. The north elevation of the building has a window near its left (east) side, but it is covered with a sheet of plywood. Entry into the southern addition to the building is through a large covered concrete patio on the south end. The shed roof of the patio is covered with corrugated steel, is supported by two round wooden columns at the southeast and southwest corners, and has a railing of 2-by-4-inch lumber. The name "Irine D Rodriguez" (with the "z" printed backwards) is inscribed in the patio concrete, alongside an adult's left handprint and a child's left and right handprints. A modern, paneled wooden entry door is near the southeast corner, and a wood-framed, fixed-paned window is to its left, near the center of the south elevation. Through this window, an interior doorway connecting the original (north) and added (south) halves of the building can be seen. The interior door and window framing, ceiling texture, and wall texture of the two halves are different.

*Feature 6 (Modern prefabricated building and concrete slab).* This single-story prefabricated steel building stands on a concrete slab immediately north of the Rodriguez house (Feature 5). Aerial photography indicates that some type of building, now long gone, stood at this location as far back as 1938. The present building does not yet appear in the most recent aerial photograph, taken in 1982 (Historic Aerials 1938, 1982). The concrete slab covers approximately twice the footprint of the current building, extending to the east. The present upper surface of the concrete is an over-pour, with two previous slab levels visible beneath, along the edge. The words "ATWOOD", "WITH ROBINSON & SUTT", and the date "2-28-86" are inscribed. The building has a low-pitched roof, which is covered, along with the walls, with ribbed steel siding. A narrow concrete loading dock on the west side is overlooked by large sliding doors and sheltered by an extension of the roof.

*Feature 7 (Entry pillar ruins).* A photograph taken in 1914 shows an entry gateway across the driveway to Casa Blanca, located near the driveway's intersection with Oak Glen Road (Yucaipa Valley Historical Society Museum 1914). In the photograph, two tall, square pillars made of mortared, cut stone, with flat concrete pedestals on top, stand on the north and south sides of the driveway. They are connected by a squared arch made of round metal pipe approximately 3 inches in diameter that spans the driveway. A rustic wooden sign reading "CASA BLANCA" hangs from the center of the arch. Low stone walls extend a short distance from each of the pillars.

All that remains of the gateway is a concentration of four mortared granitic boulders where the southernmost pillar once stood, approximately 15 feet north of Oak Glen Road. Four additional boulders, possibly associated with the feature, are scattered for 5 feet toward the southwest. The group of mortared boulders is 30 inches by 18 inches across, and approximately 12 inches high. Each of the boulders measures approximately 12 inches across. A modern water meter is located 2 feet to the west, and a large eucalyptus tree is 5 feet to the east-southeast.

*Feature 8 (Stone retaining wall behind main house).* Twenty-five feet directly behind the main Casa Blanca residence (Feature 1), a low, mortared-stone retaining wall, built in 1940, stretches north-south for 60 feet along a row of sycamore trees. The wall, which extends to the north from the vicinity of the garage (Feature 2), is made of granitic cobbles and small boulders up to approximately 12 inches across, capped with concrete. It ranges in height from 24 to 30 inches above ground level, and is 12 inches thick. The north end of the wall curves to the east for 3 feet. The north half of the wall has four eye bolts imbedded in the concrete top, spaced 6 feet apart, each holding a 3-inch-diameter steel ring, probably for tethering horses. Near the northern end of the wall, a small square is inscribed in the top. The four corners are marked by .22-calibre cartridge cases, pressed into the concrete with only the bases left showing. Inside the square, inscribed letters spell "LAA TO FHA". The date "2-14-40" is inscribed below the square. It appears that the wall was a gift from Leon A. Atwood Jr. to his mother, Frances Hooper Atwood, on Valentine's Day, 1940. Eleven additional .22-caliber cartridge cases are pressed into the concrete at the tip of the wall, forming a dotted line.

*Feature 9 (Stone trough).* A stone-masonry water trough is located approximately 40 feet north-northeast of the east end of the blacksmith shop/service garage building (Feature 4). The trough is rectangular, and is made of split granitic cobbles and small boulders with their flat sides facing outward, held together with wide, flat bands of mortar. The interior is lined with smooth concrete. A thick footing, of rougher stone construction, extends approximately 4 inches out from the bottom of the finished sides, and may have originally been below the ground surface. The trough measures 7 feet, 7 inches long (north-south) by 2 feet, 5 inches (east-west), and has walls 5 inches thick. The bottom of the interior is covered with dirt, and has a depth of 21 inches. A 1-inch-diameter piece of steel pipe projects through the bottom of the north end of the trough, and another 1-inch pipe projects through the south end, near the top. The pipe on the south end has a smaller piece of copper pipe inside. Steel studs, measuring 3/16 of an inch in diameter and mostly rusted away, are imbedded in the top of the southwest and southeast corners of the trough.

*Feature 10 (Concrete weir box).* A small concrete irrigation weir box is located approximately 55 feet south-southwest of the Rodriguez house (Feature 5), and is partially obscured by a shrub-like olive tree. The weir measures 51 inches (north-south) by 47 inches (east-west), stands approximately 24 inches above ground level, and has walls 5 to 7 1/2 inches thick. The interior is partially filled with dirt, leaving a depth of 25 inches. Vertical impressions are visible on the outside of the weir from corrugated steel that was used as a form for the wet concrete, then removed after it had cured. A small, low extension projects 20 inches east from the east side, and is 5 inches high with walls 3 inches thick. A 6-inch-diameter steel pipe projects horizontally 12 inches west from the bottom of the west side of the weir. At its end, it is capped, with a 2-inch opening in the center. A 3-inch-diameter steel pipe extends a few feet to the northeast of the weir.

*Feature 11 (Rock circle).* A 5-foot-diameter circle of rocks is located 15 feet west of the south patio of the Rodriguez house (Feature 5). The ring is composed of 11 cobbles and boulders, measuring from approximately 6 to 20 inches across. All of the rocks are slightly embedded in the ground. No artifacts were observed in association with the feature, and its function and age are not known.

*Feature 12a (Concrete-lined earth dam).* This feature consists of an earth and concrete dam, located approximately 500 feet east-southeast of the blacksmith shop/service garage (Feature 4). The dam is approximately 70 feet long, and is oriented northwest-southeast. It is approximately 15 feet wide, and its upstream side is lined with concrete. The concrete lining slopes at a steep angle, and has a smooth surface.

*Feature 12b (Retention basin).* The retention basin, on the northeast side of the dam (Feature 12a), measures approximately 90 feet (east-west) by 50 feet (north-south), and is approximately 4 to 5 feet deep. The concrete lining on the upstream side of the dam continues for 18 feet along the south side of the basin, and is 2 to 4 feet high. It may continue around the entire basin, but soil deposition and dense brush obscure it from view. Weathered wooden posts, most of which have fallen, surround the basin, and have two-strand, two-point, double-wrapped barbed wire attached.

One temporally diagnostic artifact was observed in association with Feature 12b. An all-steel, 12-ounce, flat-top beverage can with church key openings, dating to between 1935 and the early 1970s (Wright 1976), was found inside the retention basin, near the southwest end of the dam (Feature 12a).

*Feature 12c (Concrete weir box).* A low concrete weir box, measuring 32 by 28 inches, with walls 4 5/8 inches thick, is located at the southeast end of the dam (Feature 12a), on the downstream side. Threaded steel 1/4-inch-diameter studs with square nuts are imbedded in the top of the weir to hold 2-by-4-inch boards, which are missing.

*Feature 12d (Concrete flume).* A narrow, concrete-lined flume runs around the south side of the dam and ends next to the concrete weir box (Feature 12c). The flume is 20 inches wide by 9 inches deep, and has walls 4 1/2 inches thick.

*Feature 12e (Concrete and rock flume).* Approximately 45 feet down-slope, southwest of the top of the dam (Feature 12a), a concrete and rock flume runs for approximately 150 feet, from northeast to southwest, ending near the edge of a large holding pond (Feature 12c). The flume is 25 inches wide, with granitic cobbles and small boulders mortared to the outside for reinforcement. The interior is 17 1/2 inches wide, 10 inches deep, and is lined with concrete 3 1/2 inches thick. The flume is damaged for approximately 15 feet where a dirt road crosses its southwest end. A small, approximately 30-gallon steel oil-type drum was observed lying next to the northwest side of the flume.

*Feature 12f (Holding pond).* This large holding pond appears in an aerial photograph from 1959, but did not exist yet when a 1938 aerial photograph was taken (Historic Aerials 1938, 1959). A lateral line of electric power poles with 1953 date nails in them curves closely around the east and north sides of the pond, indicating that the pond was already there when the line was installed. The pond is located approximately 165 feet west of the dam (Feature 12a) and its retention basin (Feature 12b), at the southwest end of the concrete and rock flume (Feature 12e). It is approximately 90 feet southeast of the blacksmith shop/service garage (Feature 4), which is the terminus of the electric power line. The holding pond is roughly oval-shaped, and measures approximately 350 feet (east-west) by 260 feet (north-south). Its maximum depth is approximately 10 feet. The pond is formed within an enhanced natural basin, and does not appear to have any type of lining. A dirt road curves around the north, east, and south sides of the pond, which is also bordered along its south, west, and part of its north side by an olive grove (Feature 37). At the west end of the pond, a 4 1/2-inch-diameter galvanized steel pipe projects west, and has a steel valve attached. A 9-inch-diameter, five-spoked wheel to open and close the valve has “MALL IRON”, “PRATT & CADY”, “READING”, and “OPEN” (with an arrow) embossed. Pratt & Cady, the manufacturer of the valve, was a division of the Reading Steel Casting Company, which was incorporated in 1906 (Montgomery 1909). Historical advertisements indicate that Pratt & Cady valves were manufactured at least until the 1950s.

Artifacts observed in association with Feature 12f consist of a leather boot upper with eyes and hooks, found at the bottom of the west end of the pond, and 5 fragments of sun-altered amethyst-colored glass. Two of the glass fragments were found on the dirt road intersection at the southeast end of the pond, and three were found on the dirt road along the north edge of the pond. Glass containing manganese, which causes it to turn an amethyst color when exposed to sunlight, was manufactured starting around 1880 and was available in the United States until about 1914 (Kendrick 1971).

*Feature 12g (Terra cotta pipe).* Approximately 10 feet north of the dirt road that borders the north side of the holding pond (Feature 12f), a dark brown ceramic pipeline, oriented northwest-southeast, is eroding out of the hill slope. The pipe is 10 inches in diameter, and has segments 25 3/4 inches long, mortared at the joints.

*Feature 13 (Stone retaining wall along Oak Glen Road).* A mortared stone retaining wall, built in 1933, runs for approximately 490 feet east-west, parallel to the north side of Oak Glen Road at the south edge of the Casa Blanca property. The wall, which is located at the bottom of the hill slope south of the main Casa Blanca house (Feature 1), is approximately 4 feet from the edge of the pavement along its eastern half, then curves away from the road to a maximum distance of approximately 20 feet along its western half, before curving back to the road at its west end. It is made of granitic cobbles and small boulders, measuring up to approximately 12 inches across, with wide bands of mortar in between. The wall is approximately 12 inches thick, and is capped with a concrete curb 7 inches wide. On the downhill side, facing Oak Glen Road, the wall ranges in height from approximately 2 feet 6 inches to 3 feet 6 inches above the ground surface. On the uphill (north) side, it is flush with the hill slope. Approximately 25 feet west of the east end, "March 13 1933" is inscribed in the concrete cap on top of the wall.

*Feature 14 (Fence line).* This 340-foot-long segment of an east-west fence line near the western boundary of the site consists of 20 weathered 6-by-6-inch posts, approximately 4 feet 6 inches high. The posts support two lines of two-wire, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 15 (Fence line).* This 140-foot-long segment of a north-south fence line along the western boundary of the Casa Blanca property consists of weathered 6-by-6-inch posts, approximately 3 to 5 feet high. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 16 (Concrete culvert).* This 20-foot-long culvert channels Wilson Creek along its course from east to west under Jefferson Street. The 10-foot-wide bottom consists of cobbles set in concrete, and the vertical walls are 6 feet 10 inches high. The barrel-vaulted ceiling is 8 feet 6 inches high in the center. The coarse-textured concrete has horizontal impressions from the boards that were used to hold it in place while it cured, and fragments of black tar paper are still imbedded in the ceiling. Concrete retaining walls 12 inches thick flare out at approximately 45-degree angles from both ends of the culvert, extending 9 feet along the banks of Wilson Creek. Parapets 12 inches high and 7 inches thick define the ends of the culvert at the east and west sides of the road. A stream gauge consisting of a steel box mounted on top of a vertical 36-inch-diameter corrugated steel pipe stands within the stream bed on the upstream (east) side of the culvert, near its north end.

*Feature 17 (Fence line).* This 750-foot-long segment of a north-south fence line along the western boundary of the Casa Blanca property consists of weathered 4-by-4-inch and 6-by-6-inch posts, approximately 3 to 5 feet high. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 18 (Fence line).* This approximately 3,830-foot-long segment of an east-west fence line along the northern boundary of the Casa Blanca property consists of weathered 4-by-4-inch and 6-by-6-inch posts, approximately 3 to 5 feet high. Many of the posts have fallen. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 19 (Concrete and brick footing; scattered pipes).* This feature consists of a footing located on a north-facing slope of an east-west-trending ravine a few hundred feet from the western boundary of the site. The footing measures 35 inches (north-south) by 33 inches (east-west). It has concrete in the center, with mortared bricks around the sides. The top appears to be broken away, suggesting that the structure, which is flush with the ground surface, was originally taller. Several crushed pieces of 10-inch-diameter riveted steel pipe are scattered nearby to the northeast. A piece of 3/4-inch-diameter steel rod lies next to the north side of the footing.

*Feature 20 (Three steel-pipe posts).* This feature is composed of three pieces of 4.5-inch-diameter riveted steel pipe, set vertically into the ground to form a small triangle on a south-facing slope in the southeastern quarter of the site. The sides of the triangle measure 10 feet 3 inches, 7 feet 6 inches, and 7 feet. Two-wire, two-point, double-wrapped barbed wire connects the two westernmost posts.

*Feature 21 (Fence line).*This approximately 1,400-foot-long segment of a northeast-southwest fence line within the west half of the Casa Blanca property consists of weathered 4-by-4-inch posts, approximately 3 to 5 feet high. Many of the posts have fallen. The posts support two lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 22a (Small holding pond).* This feature consists of a small depression, located approximately 25 feet north of the edge of Oak Glen Road. The unlined pond, which is oval-shaped, measures 65 feet (east-west) by 40 feet (north-south), and is about 4 feet 6 inches deep in the center.

*Feature 22b (Rock concentration).* This feature is a concentration of cobbles and small boulders that have been deposited on the slope of the west end of the small holding pond (Feature 22a). The concentration, which measures approximately 8 feet (east-west) by 6 feet (north-south), may have been placed inside the pond for erosion control.

*Feature 22c (Rock spillway).* This feature is located at the east end of the small holding pond (Feature 22a). Unlike Feature 22b, a rock concentration that appears to have been dumped into the pond, the cobbles and small boulders of Feature 22c have been carefully laid out to form a neat rectangle measuring 17 feet (east-west) by 5 feet (north-south). The feature appears to have functioned as a spillway into the pond.

*Feature 22d (Concrete reservoir).* This feature is a deep, concrete-lined, subterranean reservoir, located 50 feet northeast of the small holding pond (Feature 22a), 85 feet north of the edge of Oak Glen Road, and 100 feet south of a modern above-ground steel water tank. The reservoir can be seen in an aerial photograph taken in 1938 (Historic Aerials 1938). It is approximately 9 feet deep, and the smooth concrete sides are steeply sloped and partially collapsed. Dense trees and brush block access to some of the perimeter of the feature. The reservoir is slightly oval-shaped, measuring approximately 70 feet (north-south) by 60 feet (east-west). Most of the bottom is covered with sediment, but the concrete floor is exposed in a small area near the east side. The concrete sides are 8 inches thick, and have steel studs imbedded in the top. These, and several sheets of corrugated steel roofing lying inside the feature, suggest that the reservoir was originally covered. A small concrete weir box integrated into the southwest edge of the reservoir measures 60 inches (east-west) by 38 inches (north-south), and is 8 inches deep. Its walls are 4 inches thick, and have steel studs imbedded in the top. A spillway gate is between the weir and the reservoir, and a 6-inch-diameter steel pipe exits the west side and drains down the hill slope.

*Feature 22e (Concrete weir box).* A large semi-subterranean concrete weir box is located approximately 14 feet east of the concrete reservoir (Feature 22d). This feature is overgrown with vegetation and nearly inaccessible. It is approximately 13 feet square, and 5 feet deep. A collapsed lumber, steel mesh, and corrugated steel roof is inside.

*Feature 23 (Fence line).* This feature consists of an approximately 750-foot-long segment of a fence line with weathered 4-by-4-inch wooden posts that are 3 to 4 feet high, located in the northwestern quarter of the site. Three lines of two-strand, two-point, double-wrapped barbed wire are attached with baling wire. The southern 450 feet of the remaining fence line are oriented roughly north-south. The northern 300 feet are angled toward the northeast. A crushed, oval-shaped gray graniteware basin lies at the south end.

*Feature 24 (Stone retaining wall).* This feature is the remaining part of a stone retaining wall, located along the east edge of a north-south-trending ravine in the northwest quarter of the project area. The wall is oriented northeast-southwest, and is approximately 27 feet long. The northeast end is 5 feet high above ground level, and blends into the side of the ravine. The southwest end has been eroded free of the side of the ravine, and stands 4 feet high. The rounded granitic rocks, which measure up to approximately 12 inches across, are mortared together. A 10-inch-diameter dark brown ceramic pipe exits toward the southwest from the southwest end, and is broken open.

*Feature 25 (Concrete pipe).* Segments of a 10-inch-diameter concrete pipe have been exposed by erosion along approximately 133 feet of the southeast bank of a northeast-southwest-trending ravine approximately 300 feet south of the northern boundary of the site. One piece of pipe projects horizontally approximately 12 inches from the southeast bank of the ravine on a northeast-southwest course. Approximately 33 feet farther southwest, an identical pipe, apparently along the same pipeline, emerges from a cut in the side of a dirt four-wheel-drive trail. A detached 3-foot segment of the pipe lies on the surface of the trail. Approximately 100 feet farther to the southwest, another piece of the pipeline is visible, projecting from beneath another dirt road.

*Feature 26 (Terra cotta pipe).* This feature consists of an approximately 450-foot-long segment of a dark brown ceramic pipeline, exposed by erosion along the southeast bank of a northeast-southwest-trending ravine. The pipe, which is located about 500 feet south of the northern boundary of the site, is 14 inches in diameter, and has 28-inch-long sections that are mortared at the joints. The pipeline is broken open in several places. The southwestern approximately 120 feet of the pipeline are oriented east-west. The remainder of the pipeline angles toward the northeast.

*Feature 27 (Fence line)*. This approximately 500-foot-long segment of an east-west fence line in the northeast quarter of the site consists of weathered 6-by-6-inch posts, approximately 4 feet high. The posts support four lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 28 (Fence line)*. This approximately 260-foot-long segment of an west-northwest to east-southeast fence line, located in the northeast corner of the site, is made of weathered 6-by-6-inch posts, approximately 4 feet high. The posts support four lines of two-strand, two-point, double-wrapped barbed wire, attached with baling wire.

*Feature 29a (Terra cotta pipe)*. This dark brown ceramic pipe measures 14 inches in diameter. It projects horizontally approximately 12 inches toward the west from the eastern head of an east-west-trending ravine in the northeast quarter of the site. The end of the pipe, where it was joined with the next section (now missing), is mortared. Feature 29b, a concrete pipe, is nearby to the southwest of Feature 29a.

*Feature 29b (Concrete pipe)*. This feature, a concrete pipe partially exposed by erosion, heads southwest from the vicinity of Feature 29a, a ceramic pipe. Not enough of this pipe is exposed to measure accurately; however, it appears to be approximately 14 inches in diameter.

*Feature 30 (Concrete pipeline)*. This feature consists of a large concrete pipeline that appears to have been buried approximately 18 inches below the ground surface, but is now partially exposed by erosion in the bank of the eastern head of an east-west-trending ravine. The pipeline, which is in the northeast quarter of the site, is oriented northwest-southeast. It measures 21 inches in diameter, and has 24-inch segments that are sealed at the joints with mortar. In the 1920s, the Yucaipa firm of Montigal and Sons made concrete pipe segments, using Wilson Creek gravel, for a water conveyance project that crossed the eastern half of Casa Blanca Ranch (Fox 1954). It is possible that Feature 30 is associated with that project.

*Feature 31 (Agricultural field)*. This feature consists of an agricultural field of approximately 42 acres, situated on a flat bench that stretches from east to west across most of the southern half of the site. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

*Feature 32 (Agricultural field)*. This feature consists of an agricultural field of approximately 37 acres, situated on a flat bench that stretches eastward from the eastern boundary of the site, to approximately the center. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

*Feature 33 (Agricultural field)*. This feature consists of an agricultural field of approximately 17 acres, situated on a flat bench in the northeast quarter of the site. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

*Feature 34 (Agricultural field)*. This feature consists of an agricultural field of approximately 13 acres, situated on a flat bench in the northwest quarter of the site, north of Wilson Creek. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

*Feature 35 (Agricultural field)*. This feature consists of an agricultural field of approximately 7 acres, situated on a flat bench in the northwest corner of the site. Aerial photography indicates that the field has been used for growing grain and hay crops since at least 1938 (Historic Aerials 1938).

*Feature 36 (Agricultural field)*. This feature consists of an agricultural field of approximately 3.6 acres, lying north of the main residence (Feature 1) in the southwest corner of the site. Aerial photography indicates that the field has been used for growing fruit trees, as well as grain and hay crops, since at least 1938 (Historic Aerials 1938).

*Feature 37 (Olive grove)*. The olive grove, covering approximately 7.85 acres, was planted around 1915 (Humphreys 1978; Yucaipa Valley Historical Society Museum 1983). The grove occupies a narrow area of hill slope stretching along the north side of Oak Glen Road for approximately 1/2 mile, beginning south of the main Casa Blanca house (Feature 1). A shorter arm of the grove reaches northeast toward the holding pond (Feature 12f).

**B8. Related Features (continued from Building, Structure, and Object Record).** The main Casa Blanca house (Feature 1) has narrow, concrete-curbed planters flanking the entry stairs along the front, running along the north side, and wrapping around the northeast corner to the back. A dirt and gravel driveway, lined with tall deodar cedar trees that were planted in the 1930s, leads from Oak Glen Road, past the south side of the house, and around to the back (east) side and a garage (Feature 2) that was built in 1937. A modern rail fence borders the driveway. A large front yard with a modern PVC-pipe sprinkler system extends west from the front of the house, and is surrounded by a modern picket fence. Olive trees, planted circa 1915, border the north edge of the lawn. Mature palm and cypress trees also grow in the yard. Across the driveway, south of the house, a modern modular house (Feature 3) stands on a concrete slab foundation. A line of sycamore trees is behind the main house, along a low north-south-oriented stone retaining wall (Feature 8), built in 1940, that has steel rings for tethering horses set in the top. The Rodriguez house (Feature 5) is bordered on its north, west, and south sides by Chinaberry and olive trees.

**B10. Significance (continued from Building, Structure, and Object Record).** In 1869, a 58-year-old cattleman from Texas named John W. Dunlap, and his partner, William R. Standefer, purchased Rancho Yucaipa, which occupied 3,840 acres of land, from Waters, who had decided to move to San Bernardino. Dunlap, born in Illinois in 1811, had been a stockman in Texas and fought for the independence of that territory form Mexico. In 1854, he came to California by ox team, and was one of the first settlers of El Monte. After buying Rancho Yucaipa with Standefer, Dunlap and his wife, Mary Ann, along with their nine children, lived in the old Sepulveda adobe. Dunlap and Standefer planted 1,500 acres in grain, 100 acres in alfalfa, and raised cattle and sheep (Archer 1976; Atchley 1979; Bowler-Muggeridge 1999; San Bernardino County Museum 2005). Dunlap also kept horses, oxen, and hogs (Yucaipa Valley Historical Society Museum n.d.b). Around the same time (1869), John Dunlap may have been the first farmer to plant apple orchards in the Yucaipa area (Teeters n.d.). By the 1890s, the Dunlap family were among the leading apple growers in the region (*Citrograph* 1896a). The western portion of Yucaipa Valley came to be known as "Dunlap," or "Dunlap Acres."

On July 7, 1875, John Dunlap was killed when he walked onto a horse racing track in San Bernardino and was hit by a harness rig. After John's death, the Dunlaps' partnership with William Standefer was legally settled and came to an end (Probate Court of the County of San Bernardino 1875). Dunlap's widow, Mary Ann, rented the ranch to three of their sons, Franklin Pierce, Louis, and Jack, and operations continued. In 1879, they leased land in Dunlap Acres to Chinese laborers who grew vegetables in an area near today's 5th and E streets in Yucaipa that became known as China Gardens (Atchley 1979; Yucaipa Valley Historical Society Museum n.d.b). In 1883, the Dunlaps started a dairy on their property, dug wells, and alfalfa became an important crop as feed for the dairy cows (Atchley 1979). The Dunlaps prospered with diary and farm produce, supplying local towns and mining districts, including a minor gold rush that flourished in the nearby Crafton Hills between 1884 and 1891 (Atchley 1979).

By the early 1890s, Yucaipa Valley had a population of around 150. The Yucaipa-Redlands Land and Water Ranchero, established in the late 1800s, was the first water organization to serve the developing area. While providing drinking water for the small population, this company, as well as others that followed, primarily delivered water from mountain runoff to irrigate fruit tree orchards and other crops. As the population increased during the early 20th century, the small water companies drilled wells to augment the mountain streams (Yucaipa Valley Water District n.d.). In 1903, after the death of their mother, the Dunlap brothers, Franklin Pierce, Louis, and Jack, incorporated to establish the Yucaipa Land and Water Company. The venture failed because of a lack of financial backing, but a second attempt in 1907 succeeded (Atchley 1979). Other local development companies also formed during that period. George A. Atwood, a local farmer and businessman, and his two partners, M. N. Newmark and James N. Neeland, grain and railroad executives, respectively, formed the Yucaipa Colonization Company for the planning of a formal community. In 1906, "Yucaipa City" was platted by the company on land they had purchased north of today's Yucaipa Boulevard, but there was little interest among buyers because of the inadequate water supply (Montgomery 1984). Little growth took place until around 1910, when the Redlands and Yucaipa Land Company was formed by Atwood and three new partners, and various water organizations began to supply adequate water for further development (Garrett 1992).

The Atwood family came to the San Bernardino area from Iowa by wagon train in 1860. Danford and Jane Atwood bought a small ranch in San Bernardino, where George, one of their nine children, was raised and went to school (W. W. Elliot & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.c). George, who was born in 1853, first saw Yucaipa Valley at the age of 14 when he and a young friend rode their horses across San Bernardino Valley, through Reservoir Canyon, and stayed overnight at a friend's cabin in Hog Canyon (known today as Wildwood Canyon). He made frequent trips to the valley after that, recognizing its rich agricultural potential, which he believed had not been fully exploited (Fox 1954). In 1882, Atwood leased 1,000 acres in Yucaipa Valley from San Francisco businessmen J. F. Houghton and the McNee brothers, and began plowing it with six 12-mule teams, to plant wheat. Over the next several years, he increased his leased acres to 11,000, including land owned by the Dunlaps, and was appointed director of California's Eighth Agricultural District in 1888 (Humphreys 1978; W.W. Elliott & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.c, d). In 1886, Atwood married Alice Rebecca Fredericks, a native of Ohio who had moved to San Bernardino two years earlier (W.W. Elliot & Co. n.d.; Yucaipa Valley Historical Society Museum n.d.d). George and Alice Atwood had one child, Leon Arnold, born in Yucaipa in 1887.

The provision of a reliable drinking and irrigation water supply made the development of Yucaipa possible. George Atwood, sometimes called the "father of Yucaipa" (Montgomery 1984), "… to whose vision and business acumen the development of the Yucaipa Valley is due…" (Yucaipa Valley Historical Society Museum 1935), established the Redlands and Yucaipa Land Company in 1910 with A. N. Dike and J. H. Logie. With Atwood as Director and General Manager, the company began purchasing land in the valley and selling parcels for $75.00 to $250.00 as small farms and home sites. Two years later, the partners formed the Redlands and Yucaipa Water Company, with Atwood as President, Dike as Vice-president, and Logie as Secretary (Pollard 1985; Yucaipa Valley Historical Society Museum n.d.a). In 1910, a 30-room, 2-story hotel, a grocery store, and a hardware store were built in the small community, and plans for a school were under way. Farmers, attracted to the soil and water, which was piped in from the nearby mountains or pumped up from wells, began planting apple, peach, cherry, and plum trees. In 1924, the Redlands and Yucaipa Water Company reported 80 Yucaipa Valley customers in its First Annual Report to the State of California. George Atwood remained president of the company until his death, in 1935. By 1946, the number of water customers had grown to 275, and several additional local water companies were operating (Yucaipa Valley Historical Society Museum n.d.a, d).

**Casa Blanca Ranch.** In January of 1871, W. W. Standefer, a relative of John Dunlap's partner William R. Standefer, purchased land in the southwest and southeast quarters of Section 29, Township 1 South, Range 1 West of the San Bernardino Base and Meridian from Ridgway G. Rowley for $400.00 (County of San Francisco 1871). A few years later, in August of 1874, W. W. Standefer conveyed the parcel to John Dunlap and William R. Standefer for $1,000.00. This land, adjoining their Rancho Yucaipa holdings, increased the size of their property and was to be the site of the ranch known in later years as Casa Blanca (County of Los Angeles 1874).

John and Mary Ann Dunlap's oldest son, Franklin Pierce Dunlap, was born in Texas in 1853, the year before the family moved to California. Franklin Pierce, known to family and friends as "Pierce," married 21-year-old Isabelle "Belle" Heap on February 3, 1879 (Bowler-Muggeridge 1999). In 1882, Pierce and Belle Dunlap began construction of a large, two-story farmhouse on a hill overlooking the road to Oak Glen, made of bricks formed and fired on the property. Their home, long known as "Yucaipa Valley's showplace," also served as the local schoolhouse, church, post office, and stage stop during its early years (Archer 1976; Humphreys 1978; Palmer 1984; *San Bernardino County Sun* n.d.; Yucaipa Valley Historical Society Museum n.d.e). After Pierce moved with Belle to the new ranch house, his brother Louis Dunlap and succeeding generations of Dunlaps continued to live in the old Sepulveda adobe until the 1950s.

The Dunlap Ranch, as Casa Blanca Ranch was called in the late 19th and early 20th centuries, was the largest in Yucaipa Valley, and was headquarters for Pierce's ranching activities, which consisted mainly of raising cattle, goats, grain crops, and fruit trees (Yucaipa Valley Historical Society Museum n.d.f). A small grape vineyard occupied the yard west of the house. The residence was also the center of social activities for neighbors for miles around, and receptions and parties were held there regularly (*Citrograph* 1896b; Teeters n.d.). There was even an unsuccessful attempt to incorporate the ranch site as the town of Dunlap (Yucaipa Valley Historical Society 2007). In 1893, Pierce was appointed the area's first postmaster, and the local post office was set up in a room next to the kitchen on the south side of the house, known today as the library. Mail service at the Dunlap Ranch continued until 1896, with stage coaches travelling along Oak Glen Road stopping for pickups and deliveries (*Yucaipa-Calimesa News-Mirror* 1978). That year, postal service was moved across the road to larger quarters at "Hayseed Hall," where it remained until 1910 (Yucaipa Valley Historical Society Museum n.d.f).

Early in the house's history, the Dunlaps built an 8-by-10-foot room within the shelter of the north-side porch, equipped it with a blackboard, and began using it to conduct the first grammar school classes in the area (Humphreys 1978). The school room was also occasionally used for church services when circuit preachers happened to be passing through. The room was used as a school until around 1911, when the Pass School was opened on Cherrycroft Road, about half a mile north (Yucaipa Valley Historical Society Museum n.d.g).

A drought during the late 1890s and early 1900s, along with increasing taxation, brought about the end of the large cattle herds and the vast Dunlap Ranch. The Dunlaps, who had owned and farmed most of Yucaipa Valley, were forced to subdivide and sell much their property as smaller farms (Archer 1976; Yucaipa Valley Historical Society Museum n.d.b). In November of 1906, Franklin Pierce and Isabelle Dunlap sold the ranch property, including their two-story brick house, to George A. Atwood, one of the founders of the Yucaipa Colonization Company (Consolidated Abstract and Title Guarantee Company 1906). The Dunlaps moved to Redlands, and later lived in Rialto, where Pierce died in 1928 and Isabelle passed away in 1936 (*San Bernardino County Sun* 1928; Teeters n.d.).

In 1908, less than two years after George Atwood had acquired the Dunlap Ranch and house through a land deal made by his Yucaipa Colonization Company, he and his wife, Alice, made a wedding gift of the two-story brick residence and 257 surrounding acres of former Dunlap land to their only son, 21-year-old Leon A. Atwood, and his 20-year-old bride, Frances Hooper Atwood of Colton. Between about 1910 and 1912, the younger Atwoods completed extensive modifications to the exterior of the building. They increased the deep, wrap-around porch, which had only been one story, to two stories by replacing the former porch roof with a second-story porch floor, and

extending the second-story roof to shelter it. Along the front and north sides, the flat, jigsaw-cut brackets that had decorated the tops of each of the original porch roof support columns were removed and reinstalled on the new second-story roof supports. Plain, square-section cross pieces replaced the original brackets on the downstairs porch columns. The former central window opening in the front of the second story was cut all the way down to the new upper-porch floor, and the window was replaced with French doors. The building's plain red brick walls and all of the wood trim were painted white, and the Atwoods named their house "Casa Blanca" (Farren 1996; Humphreys 1978; Palmer 1984; Yucaipa Valley Historical Society Museum n.d.d, f, h).

On October 9, 1909, the year after they moved into Casa Blanca, Leon and Frances Atwood had their first child, Leon Arnold Jr. A girl, Frances Mary, was also born while they lived on the ranch. They continued farming the land, and most of its 257 acres were planted in alfalfa, wheat, and barley. Beginning in 1912, they also maintained 30 acres of fruit orchards, of which 15 acres were apple trees, including Rome Beauty, Winesap, White Winter Pearmain, Bellflower, and Rhode Island Greening varieties (*Yucaipa Record* 1915). Two thousand boxes of apples were shipped in 1913 (*Yucaipa News*-Mirror 1913). Although there were successful crops some years, apple trees could not thrive consistently in the climate of the relatively low 3,000-foot elevation of the ranch. The Atwoods replaced them with peach trees in 1935, and continued to grow peaches until 1950. Other crops included chestnuts, apricots, and grapes. There were also cattle, sheep, hogs, and chickens (Farren 1996; Palmer 1984; Yucaipa Valley Historical Society Museum n.d.f, i).

World War I (1914-1918) brought a new crop to Casa Blanca. During the early 20th century, the United States consumed 80 to 90 percent of the worldwide production of olive oil. In addition to its use as a food, olive oil had industrial and technical applications, such as oiling textiles, making soap, and fuel for lighting. The Great War resulted in embargoes on the export of the oil from European countries, where most of it was produced (Humphreys 1978; Ramon-Muñoz 2012). There was a sudden demand for domestically grown olive oil, and the Atwoods planted an olive grove on the hill slope along Oak Glen Road. They also planted a row of olive trees along the north side of the front yard, west of the house (Yucaipa Valley Historical Society Museum n.d.i). When worldwide trade returned to normal after the war, the demand for American-grown olive oil was greatly diminished, but Frances Atwood continued to have the trees maintained, and allowed Casa Blanca's neighbors to pick all of the olives they wanted for home curing (Yucaipa Valley Historical Society Museum 1983). The olive grove and the trees edging the front yard still exist.

The Atwoods' son, Leon Jr., attended first grade at the Pass School, a one-room schoolhouse about a half mile north on Cherrycroft Road that had replaced the tiny school room at Casa Blanca. In 1917, Leon Sr. and Frances, wanting their children to attend better schools in the city, moved the family to San Bernardino, where they lived near Leon Sr.'s. parents, George and Alice Atwood. A third child, Stanford William "Tagg" Atwood was born in San Bernardino (Farren 1996; Humphreys 1978; Lively 1975; Montgomery 1984; Yucaipa Valley Historical Society Museum n.d.d). While the Atwoods were absent, the ranch lands were worked by a neighboring farmer and friend, Ray Webster, while Vet Overly, the ranch foreman, lived in the big white house (Yucaipa Valley Historical Society Museum n.d.h). Frances Atwood would return to Casa Blanca as a widow nearly 20 years later to live out her retirement, but the original occupation of the ranch by Yucaipa pioneers and founders, the Dunlaps and Atwoods, had come to an end.

Leon Atwood Sr. was a member of the Board of Directors of the Pacific Electric Company, the interurban railroad that served the Los Angeles, Orange County, and San Bernardino areas from the late 19th century until the early 1960s. In 1926, while riding one the P.E.'s Red Cars between San Bernardino and Los Angeles, he was killed in an accident at the age of thirty-nine (Humphreys 1978; Liveley 1975; State Mutual Savings and Loan n.d.; Yucaipa Valley Historical Society Museum n.d.d, h). His widow, Frances, continued to live in San Bernardino with their three children, and they and her in-laws, George and Alice Atwood, frequently visited Casa Blanca. Webster, Overly, and the ranch hands continued to work the fields. In the 1920s, additional work was completed to bring water to the valley to irrigate the fruit orchards. George Atwood's Redlands and Yucaipa Land Company owned all of the water rights in Potato Canyon, a few miles east in Oak Glen. Excavation contractors Sharpe and Nolte, and Shannon and Beiber, dug water tunnels to collect groundwater in the nearby mountain slopes. A 20-inch-diameter concrete pipeline, made with Wilson Creek gravel by the Yucaipa firm of Montigal and Sons, carried water to a reservoir near the Yucaipa townsite, crossing the eastern part of Casa Blanca Ranch along its way (Fox 1954; *Yucaipa Record* 1923).

Frances Atwood returned to live at Casa Blanca in the late 1930s. George Atwood had continued to spend time at the ranch and work on the fruit trees until his death, at the age of eighty-two, on Christmas Eve of 1935. In 1936, Frances, then forty-eight years old, moved back to the Casa Blanca ranch house, where she lived until her death at the age of 89, in 1977 (Lively 1977). After graduating from the University of California College of Agriculture, her oldest son, Leon Jr., spent the next few years serving in the Merchant Marine and designing and flying racing aircraft, in which he toured the country doing flying exhibitions. By 1936, at the age of 26, he was ready to settle down, and moved back to Casa Blanca with his mother to work on the ranch (Lively 1975; Yucaipa Valley Historical Society Museum n.d.d). Soon after Frances returned to the house, Leon Jr. did some restoration, as well as remodeling parts of the interior, including enlarging the bedroom at the southwest corner and partitioning it to make a new bathroom (Yucaipa Valley Historical Society

Museum n.d.f, j). In the fields, he put the modern agricultural methods he had learned at college to work, starting a peach orchard north of the house, continuing to farm grain and hay, and raising cattle (Montgomery 1984; Palmer 1984). In the 1930s, Leon Jr. also planted the deodar cedar trees that now tower over the driveway and front yard (Montgomery 1984). He built the garage behind the house in 1937. Leon Jr. was the president of the Yucaipa Rodeo Association, and annual rodeos were held at Casa Blanca four times, from 1936 through 1939 (Yucaipa Rodeo Association 1938; Yucaipa Valley Historical Society Museum n.d.h).

Eventually, Leon Jr. and his wife, Lois, purchased the neighboring Five Winds Ranch from Henry Webster, and lived there while Leon continued to work the Casa Blanca Ranch (Montgomery 1984; State Mutual Savings and Loan n.d.; Yucaipa Valley Historical Society Museum n.d.h). He built the mortared stone retaining wall with horse tethering rings, located behind the house, in 1940 as a Valentine's Day gift for his mother. During World War II (1939-1945), Leon Jr. put his experimental racing aircraft experience to good use, training new Army Air Corps pilots at Cal-Aero Flight Academy (today's Chino Airport), while continuing his ranching duties at Casa Blanca (Lively 1975). Leon Jr.'s sister, Frances, moved back to Casa Blanca for six months during the early 1940s while her husband, Thomas Webster, served in the military (Farren 1996). Leon Jr. built a small employee house up the driveway, northeast of the house, in 1947. A building combining a blacksmith shop and service garage was also constructed in the same area, probably in the early 1950s.

While remaining a farmer and continuing to oversee work at Casa Blanca for the rest of his life, Leon Jr. seemingly had boundless energy and time for business and civic activities. Like his grandfather, George Atwood, he carried on the family tradition of service to and involvement with the community, and was one of Yucaipa's leading citizens. He served the city of San Bernardino as both Police Commissioner and Councilman, was a member of the Yucaipa Valley Chamber of Commerce, and President of the Section 30 Water Company. In 1949-1950, he was one of the co-founders of the Yucaipa Valley National Bank. Leon Jr. was a San Bernardino County Deputy Sherriff, did rescue work in the local mountains, was the Vice President of Arrowhead Savings and Loan (later Home Savings and Loan), and Chairman of the County of San Bernardino Agricultural Stabilization and Conservation Committee. In 1951, he served as Mayor *pro tempore* of the city of San Bernardino while Mayor Clarence T. Johnson ran for Congress (Lively 1975).

Following the death of his mother, Frances, in 1977, Leon Jr. carried on operating the ranch while he, his sister Frances Webster, and her husband Thomas worked to restore the house at Casa Blanca. To recreate the feeling the residence had when Leon Jr. and Frances were growing up there, they refurnished it with the original antique pieces and decor that they had retained over the years (Montgomery 1984; Yucaipa Valley Historical Society Museum n.d.d, f). In 1992, structural repairs costing $100,000 were necessary after the Landers earthquake (Marriott 2004). When Leon Jr. died in 1995 at the age of 85, he deeded the house and 10 acres of land to his sister, and the remainder of Casa Blanca to the San Bernardino County Museum Association, hoping that eventually the house would also pass into county ownership and be used as a museum (Marriott 2004; Yucaipa Valley Historical Society Museum n.d.h).

**California Register of Historical Resources (CRHR) Evaluation.** The main Casa Blanca residence (Feature 1), which retains a high level of integrity, is recommended eligible for listing in the CRHR under Criterion 1 for its association with historic events, and Criterion 2 for its association with historic persons, during a period of significance lasting from 1882 to 1917. It is also believed to be eligible for CRHR listing under Criterion 3 for its design and construction. While some of the remaining buildings and features within the site are historical in age, they post-date the period of significance, are utilitarian in design, or retain poor integrity, and are not, therefore recommended for listing in the CRHR. Evaluation of the site with regard to each of the four CRHR criteria is provided below.

*Criterion 1*. From the time it was established by the pioneer Dunlap family in 1882, until the end of the initial occupation by the Atwoods in 1917, the site, and the main Casa Blanca residence (Feature 1) in particular, were the headquarters of the preeminent ranch in Yucaipa Valley. Built by Franklin Pierce Dunlap, who had spent his youth living in the nearby Sepulveda adobe of Rancho Yucaipa, the original ranch house is linked to the Mexican land grant period through its time, place, and ownership. The house itself is historically significant to the broad patterns of local and regional history, not only in its private function as the residence of a member of the leading pioneer family in the area, but in its public function as the social center of the earliest Yucaipa community. From the 1880s to the first years of the 20$^{th}$ century, the house served as the region's first school. Its school room, which still exists, was also used for church services. From 1893 through 1896, the house contained the first post office in the area. The post office, housed in another room that can still be seen, was a stop along the stage coach route to and from Oak Glen. After the Atwoods bought the ranch in 1906 and named it "Casa Blanca", the house continued to be the unofficial community and social center of the Yucaipa Valley until the family relocated to San Bernardino in 1917, and was known as "Yucaipa Valley's showplace". The main Casa Blanca residence (Feature 1) is a significant example in the region of a building that served important private and public functions during the pioneering and founding period of the Yucaipa community in the late 19$^{th}$ and early 20$^{th}$ centuries, and is, therefore, recommended eligible for listing on the CRHR under Criterion 1.

When the Atwood family moved from Casa Blanca to San Bernardino in 1917, they were gone for nearly two decades. While they still directed agricultural activities at the ranch and visited frequently, an employee resided in the house. The original period of occupation by Yucaipa pioneers and founders—the period of greatest historic significance—had come to an end. Leon Atwood Sr. died in 1926, and his widow, Frances moved back to live in retirement at Casa Blanca in 1936. By that time, Yucaipa was well established as a town, and the Yucaipa Valley pioneering and founding period was long over.

Because of their lack of association with the period of significance, or their lack of integrity, none of the other buildings and structures are recommended eligible for CRHR listing under Criterion 1. The garage (Feature 2), the blacksmith shop/service garage (Feature 4), and the north half of the Rodriguez house (Feature 5) are historical in age, but date to 1937, the early 1950s, and 1947, respectively, long after the period of historic significance, 1882 to 1917. The modular house (Feature 3), the prefabricated steel building and concrete slab (Feature 6), and the south half of the Rodriguez house (Feature 5) are all modern, having been constructed less than 50 years ago. The remaining features, consisting mainly of water conveyance and storage structures and pipes, retain very poor integrity. Stone retaining walls behind the main house (Feature 8) and along Oak Glen Road (Feature 13) were constructed in 1940 and 1933, respectively, post-dating the period of significance of Casa Blanca Ranch.

*Criterion 2*. The main Casa Blanca residence was constructed by and was the home of Franklin Pierce Dunlap, a member of the pioneering Dunlap family that purchased Rancho Yucaipa in 1869 and had a significant effect on the agricultural development of the area. The Dunlaps planted tens of thousands of acres in grain and hay, established the first dairy, and may have been the first farmers in the area to grow apples. In addition to being one of the area's leading ranchers and farmers, Franklin Pierce established the first school and post office in the region at the Casa Blanca residence, and served there as the first postmaster. Dunlap and his wife, Isabelle, were the social leaders of the early Yucaipa Valley and presided over community affairs from their home. In 1906, the Dunlaps sold the ranch to George Atwood, known as the "father of Yucaipa". In 1908, George, who continued to have a hand in running the ranch, gave the house and land to his son, Leon, and his wife, Frances as a wedding present. Until they moved to San Bernardino in 1917, the younger Atwoods maintained the social tradition that had been established by the Dunlaps, and Casa Blanca remained the unofficial community center of the Yucaipa area. Because of its strong association with the Dunlap family, prominent pioneers of the Yucaipa Valley and owners of Rancho Yucaipa, and with the Atwood family, founders of the community of Yucaipa, the main residence at Casa Blanca Ranch (Feature 1) is recommended eligible for listing on the CRHR under Criterion 2.

The remaining buildings and features at Casa Blanca Ranch, other than the main residence (Feature 1), were constructed after the period of significance. They lack any association with the Dunlap family, and do not have a strong association with the original occupation of the Atwoods, which ended in 1917. None of the buildings and structures, other than the main house (Feature 1), are recommended eligible for CRHR listing under Criterion 2.

*Criterion 3*. The main Casa Blanca residence (Feature 1) is a fine example of a late 19$^{th}$ century southern California Folk Victorian ranch house. The house has undergone very little modification since it was remodeled circa 1910-1912 by Leon Atwood Sr. and his wife, Frances, and retains a high level of integrity to its period of significance. Both the original construction of 1882, and the modifications that were carried out by the Atwoods, are excellent examples of late 19$^{th}$ and early 20$^{th}$ century design and methods of construction. The massive stone foundation and brick walls of the house are rare regional examples, on such a large scale, of masonry construction using materials readily available on the property. The bricks were formed from local soil and fired on the premises in a kiln built especially for the purpose. The main Casa Blanca house embodies the distinctive characteristics of its type, period, region, and method of construction. Furthermore, it is one of only two early historic-period brick masonry residences of substantial size in the San Bernardino Valley/Yucaipa Valley area (the Barton house in Redlands being the other example). Therefore, it is recommended eligible for listing in the CRHR under Criterion 3.

The remaining buildings within the site, other than the main Casa Blanca residence (Feature 1), are of utilitarian design, lacking architectural distinction, and do not strongly embody the distinctive characteristics of any period, type, or method of construction. The other features, consisting mainly of water conveyance and storage structures and pipes, do not possess any distinctive engineering characteristics, and have poor integrity. These buildings and features are not, therefore, recommended eligible for listing on the CRHR under Criterion 3.

*Criterion 4*. No historic-period refuse deposits or abandoned building foundations were observed within the site during the archaeological field survey. It is not know whether any subsurface deposits exist representing privies or the kiln used to fire the bricks for the house. Archaeological testing would have the potential to reveal the locations of such features; however, if found they would have little potential to yield significant data that would be important to the history of Casa Blanca Ranch. The site is not, therefore, recommended eligible for CRHR listing under Criterion 4.

**B12. References (continued from Building, Structure, and Object Record).**

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Yucaipa Valley Historical Society Museum (continued)

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**B13. Remarks (continued from Building, Structure, and Object Record).** Because of its eligibility for listing in the CRHR, any impacts to the main Casa Blanca residence (Feature 1) would be considered significant under CEQA. CEQA Guidelines Section 15126.4(b) state that mitigation measures should be taken to prevent or minimize any adverse effects to a historical resource that could result from a project. Above all, demolition of the house as part of the redevelopment of the project area is an impact that cannot be mitigated below a level of significance by any type of recordation. Demolition, and any other potential impacts, such as damage caused by collisions from construction vehicles and equipment, must be avoided. In addition, minimal security measures should be implemented to prevent arson and further vandalism, including the installation of an alarm system, and a locked gate at the lower end of the driveway by Oak Glen Road. To preserve some measure of the Casa Blanca residence's integrity of setting, preservation of the landscaping and plantings in the area immediately surrounding the house is also recommended. This includes the front yard and its border of deodar cedar and olive trees, the deodar cedar trees that line the driveway, the stone retaining wall with rings for tethering horses (Feature 8) in the back yard of the house, and the olive trees on the steep hill slope south of the house. Keeping the olive trees on the hill slope would have the added effect of maintaining the historical visual barrier between Oak Glen Road and the house. Retaining the Casa Blanca house and its immediate surroundings would provide an aesthetic focal point for any new residential development, as well as an important link to the history of the region and its pioneers.

Dunlap house (Feature 1) circa 1900, front (west) and south elevations. View to northeast. (Photo courtesy of Yucaipa Valley Historical Society Museum)

Atwood house (Feature 1), painted white circa 1910, before second-story porch was added. Front (west) and south elevations. View to northeast. (Photo courtesy of Yucaipa Valley Historical Society Museum)

Atwood house (Feature 1), circa 1912, after the addition of the second-story porch. Front (west) and south elevations. View to northeast. (Photo courtesy of Yucaipa Valley Historical Society Museum)

Casa Blanca Ranch house (Feature 1), front (west) elevation. View to east, 8/17/2012.

Casa Blanca Ranch house (Feature 1), front (west) elevation. View to east, 8/17/2012.

Casa Blanca Ranch house (Feature 1), main entry in west elevation. View to east, 8/17/2012.

Casa Blanca Ranch house (Feature 1), front porch. View to north, 8/17/2012.

Casa Blanca Ranch house (Feature 1), north and front (west) elevations. View to southeast, 8/17/2012.

Casa Blanca Ranch house (Feature 1), north elevation. View to south, 8/17/2012.

Casa Blanca Ranch house (Feature 1), porch along north side. View to east, 8/17/2012.

Casa Blanca Ranch house (Feature 1), porch brackets on north side View to south, 8/17/2012.

Casa Blanca Ranch house (Feature 1), original electrical wiring in north side porch. View to east, 8/17/2012.

Casa Blanca Ranch house (Feature 1), trap door to rear basement in north side porch
View to southwest, 8/17/2012.

Casa Blanca Ranch house (Feature 1), Stone footing and brick walls inside rear basement.
View to southwest, 8/17/2012.

Casa Blanca Ranch house (Feature 1), "Tommy – Taggy – Leon – III" inscribed in concrete patch by trap door to rear basement in north side porch. View to south, 8/17/2012.

Casa Blanca Ranch house (Feature 1), Rear (east) and north elevations. View to southwest, 8/17/2012.

Casa Blanca Ranch house (Feature 1), south and rear (east) elevations. View to northwest, 8/17/2012.

Casa Blanca Ranch house (Feature 1), south elevation. View to north, 8/17/2012.

Casa Blanca Ranch house (Feature 1), dormer in south elevation. View to northwest, 8/17/2012.

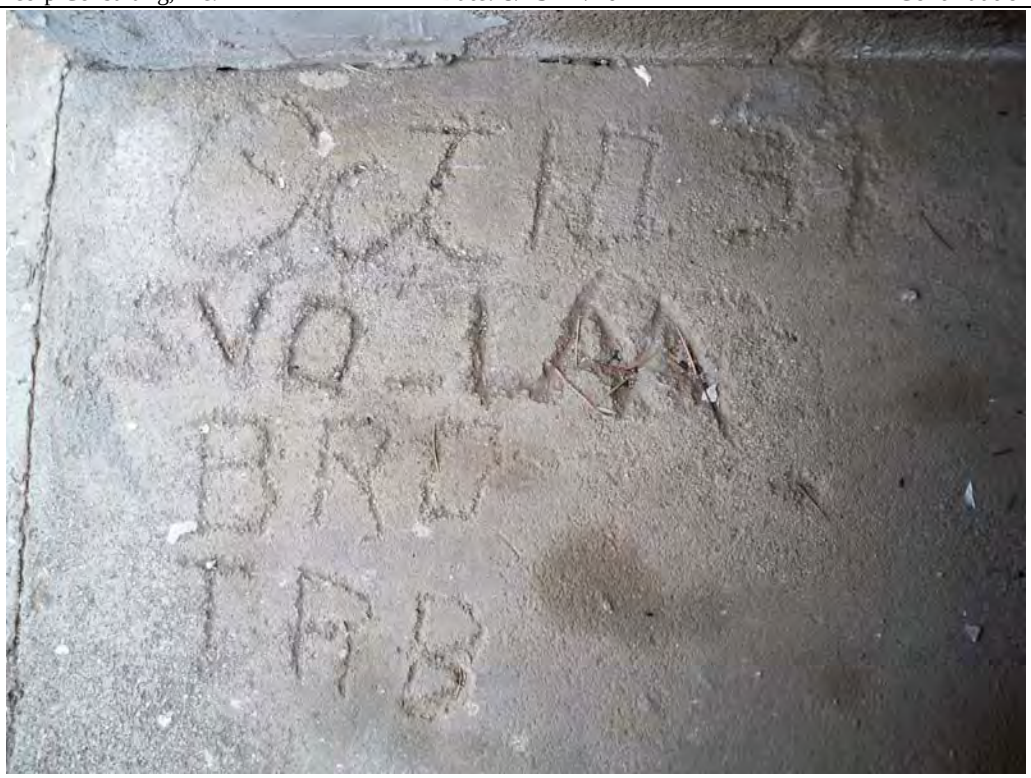
Casa Blanca Ranch house (Feature 1), interior of front basement. View to south, 8/17/2012.

Casa Blanca Ranch house (Feature 1), stone and brick footing inside front basement. View to northwest, 8/17/2012.

Casa Blanca Ranch house (Feature 1), crawl space under porch. View to southeast, 8/17/2012.

Garage (Feature 2), north and west (front) elevations. View to southeast, 8/17/2012.

Garage (Feature 2), rear (east) and north elevations. View to southwest, 8/17/2012.



"Oct 10, '37", "SVO", "LAA", "BRO", "TRB" inscribed in floor of garage (Feature 2). View to north, 8/17/2012.

Modern modular house (Feature 3), east and north (front) elevations. View to southwest, 8/17/2012.

Blacksmith shop/service garage (Feature 4), east and north (front) elevations. View to southwest, 8/17/2012.

Blacksmith shop/service garage (Feature 4), west and rear (south) elevations. View to northeast, 8/17/2012.

Forge inside blacksmith shop (Feature 4). View to south, 8/17/2012.

Workbench inside blacksmith shop (Feature 4). View to southwest, 8/17/2012.

Rodriguez house (Feature 5), east elevation. View to west, 8/17/2012.

Rodriguez house (Feature 5), south and east elevations. View to northwest, 8/17/2012.

Rodriguez house (Feature 5), north and west elevations. View to southeast, 8/17/2012.

"LAA" and "47" inscribed in original porch of Rodriguez house (Feature 5). View to south, 8/17/2012.

"Irine D Rodriguez" and handprints in added 1960s patio of Rodriguez house (Feature 5). View to west, 8/17/2012.

"IR" inscribed in original back porch of Rodriguez house (Feature 5). View to east, 8/17/2012.

Modern prefabricated metal building (Feature 6), north and west elevations. View to southeast, 8/17/2012.

Modern prefabricated metal building and concrete slab (Feature 6) in foreground, Rodriguez house (Feature 5) in background, east elevations. View to southwest, 8/17/2012.

Casa Blanca Ranch entry gate (Feature 7) in 1914, with house (Feature 1) in background. View to northeast. (Photo courtesy of Yucaipa Valley Historical Society Museum)

Remains of southern entry gate pillar (Feature 7) (rocks on right, by tree). View to northeast, 8/17/2012.

Remains of southern pillar of Casa Blanca Ranch entry gate (Feature 7). View to southeast, 8/17/2012.

Stone retaining wall (Feature 8) behind main house (Feature 1). View to southeast, 8/17/2012.

"L.A.A. to F.H.A", "2-14-40" inscribed in stone retaining wall (Feature 8). View to south, 8/17/2012.

One of four rings for tethering horses in stone retaining wall (Feature 8). View to southeast, 8/17/2012.

Stone trough (Feature 9). Blacksmith shop/service garage (Feature 4) (L), and Rodriguez house (Feature 5) (R) in background. View to southwest, 8/17/2012.

Stone trough (Feature 9). View to northeast, 8/17/2012.

Concrete weir box (Feature 10) near Rodriguez house (Feature 5). View to northeast, 8/17/2012.

Rock circle (Feature 11) near Rodriguez house (Feature 5). View to southeast, 8/17/2012.

Concrete-lined earth dam (Feature 12a) in background, retention basin (Feature 12b) in foreground. View to southwest, 8/15/2012.

Concrete-lined earth dam (Feature 12a), upstream side. View to west, 8/15/2012.

Concrete weir box (Feature 12c) next to concrete-lined dam (Feature 12a). View to east, 8/15/2012.

Concrete and rock flume (Feature 12e) between dam (Feature 12a) and holding pond (Feature 12f). View to southwest, 8/15/2012.

Holding pond (Feature 12f). View to west, 8/15/2012.

Valve wheel on west side of holding pond (Feature 12f). View to west, 8/15/2012.

Terra cotta pipe (Feature 12g) north of holding pond (Feature 12f). View to southeast, 8/15/2012.

Stone retaining wall (Feature 13) on north side of Oak Glen Road. Olive grove (Feature 37) in background. View to northwest, 8/17/2012.

Stone retaining wall (Feature 13) on north side of Oak Glen Road. View to east, 8/17/2012.

"March 13 1933" inscribed in top of stone retaining wall (Feature 13). View to north, 8/17/2012.

Fence line in west half of site (Feature 14). View to east, 8/15/2012.

Fence line along west boundary of site (Feature 15). View to north, 8/15/2012.

Wilson Creek concrete culvert (Feature 16) under Jefferson Street. View to west, 8/15/2012.

Fence line along west boundary of site (Feature 17). View to north, 8/15/2012.

Fence line along north boundary of site (Feature 18). View to east, 8/15/2012.

Concrete and brick footing (Feature 19). View to east, 8/15/2012.

Three steel-pipe fence posts forming a triangle (Feature 20). View to southwest, 8/15/2012.

Fence line in west half of site (Feature 21). View to northeast, 8/15/2012.

Small holding pond near Oak Glen Road (Feature 22a). View to west, 8/15/2012.

Rock concentration (Feature 22b) on west side of holding pond (Feature 22a). View to east, 8/15/2012.

Rock spillway (Feature 22c) at west end of holding pond (Feature 22a). View to north, 8/15/2012.

Concrete reservoir (Feature 22d). View to northeast, 8/15/2012.

Concrete weir box attached to concrete reservoir (Feature 22d). View to south, 8/15/2012.

Concrete weir box with collapsed roof (Feature 22e), east of concrete reservoir (Feature 22d). View to northeast, 8/15/2012.

Fence line in northwest quarter of site (Feature 23). View to north, 8/16/2012.

Stone retaining wall in ravine in northwest quarter of site (Feature 24). View to southeast, 8/16/2012.

Concrete irrigation pipe in north half of site (Feature 25). View to south, 8/16/2012.

Terra cotta pipe in northwest quarter of site (Feature 26). View to west, 8/16/2012.

Fence line in northeast quarter of site (Feature 27). View to south, 8/16/2012.

Fence line near northeast corner of site (Feature 28). View to south, 8/16/2012.

Terra cotta pipe in northeast quarter of site (Feature 29a). View to northeast, 8/16/2012.

Concrete pipe in northeast quarter of site (Feature 29b). View to southwest, 8/16/2012.

Concrete pipe in northeast quarter of site (Feature 30). View to west, 8/16/2012.

Agricultural fields: Features 32 (foreground) and 33 (background, across ravine). View to north, 8/16/2012.

# SKETCH MAP 1 – Site Overview

**Primary #:**

**HRI#/Trinomial:**



***Resource Name or Number (Assigned by recorder):** CB-001 (Casa Blanca Ranch)

***Recorded by:** Ecorp Consulting, Inc.

***Date:** 8/15-17/2012

☒ **Continuation** ☐ **Update**

* Required information

# SKETCH MAP 2 – Ranch Building Complex

**Primary #:**

**HRI#/Trinomial:**

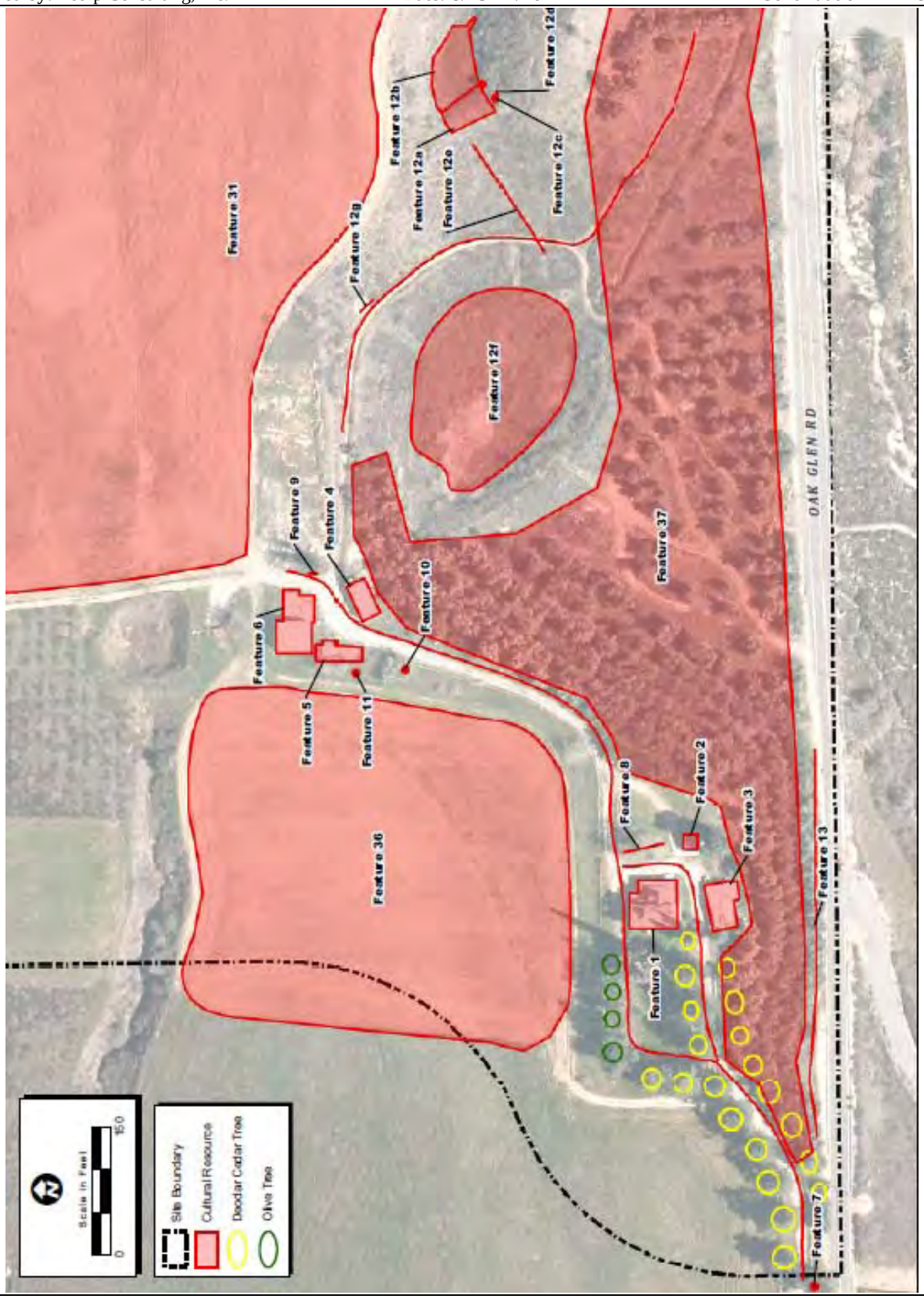


***Resource Name or Number (Assigned by recorder):** CB-001 (Casa Blanca Ranch)

***Recorded by:** Ecorp Consulting, Inc.

***Date:** 8/15-17/2012

☒ **Continuation** ☐ **Update**



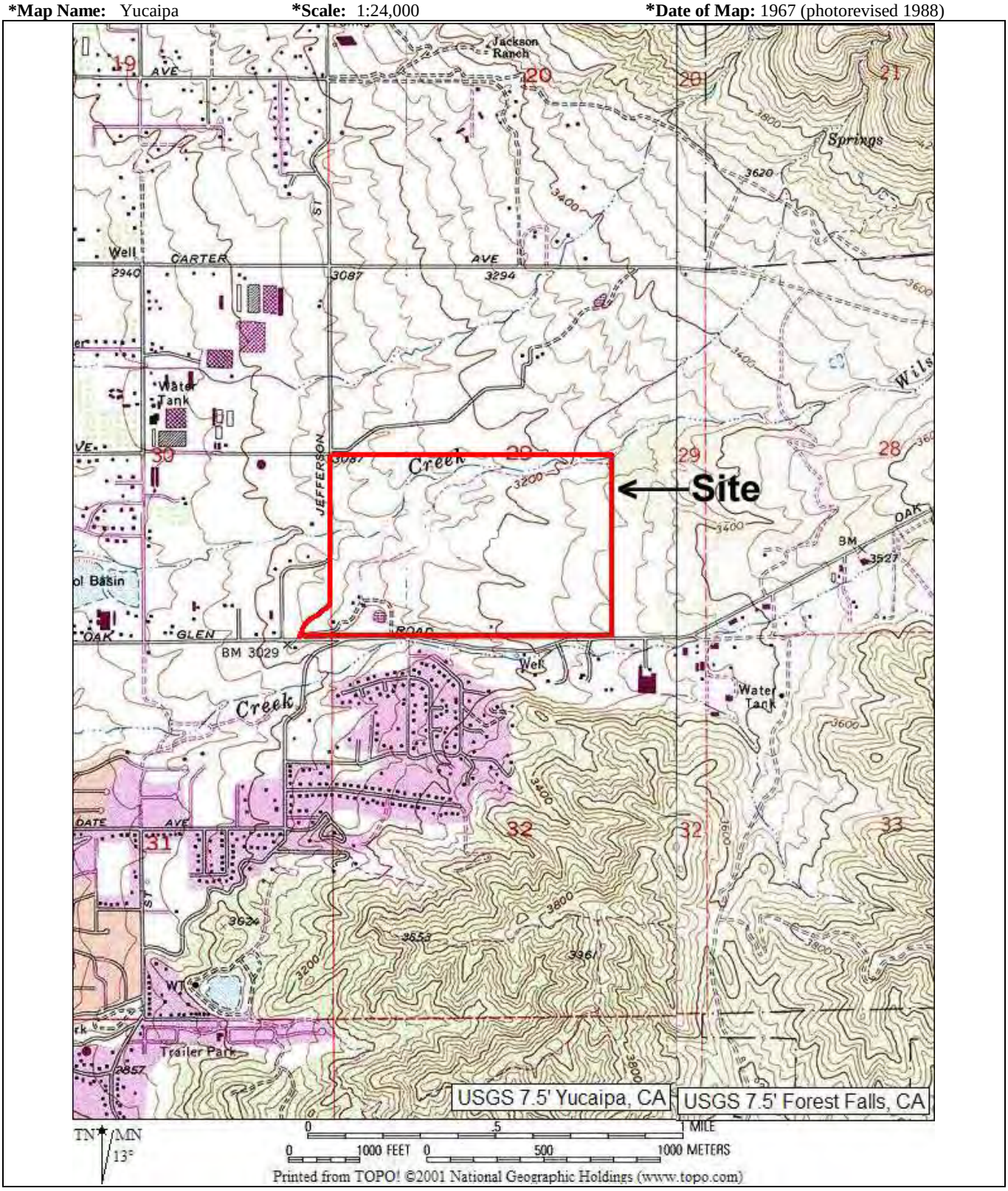



* Required information

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

# LOCATION MAP

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

**Page** 65 **of** 65 ***Resource Name or Number (Assigned by recorder):** CB-001 (Casa Blanca Ranch)

***Map Name:** Yucaipa ***Scale:** 1:24,000 ***Date of Map:** 1967 (photorevised 1988)