

# **ARCHAEOLOGICAL AND CULTURAL RESOURCES ELEMENT**

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## **PURPOSE**

Cultural resources are an important part of the City and provide residents with a meaningful sense of history and heritage. The Archaeological and Cultural Resources Element describes the documented pre-history and history of the City of Banning, including its 20<sup>th</sup> century development. It sets forth goals, policies and programs which preserve the City's cultural heritage and help perpetuate it for future generations.

## **BACKGROUND**

The Archaeological and Cultural Resources Element is directly related to the Land Use, Open Space and Conservation, and Arts and Culture Elements of the General Plan. The issues addressed in the Archaeological and Cultural Resources Element are part of those set forth in California Government Code Section 65560(b) and Public Resources Code Section 5076. Furthermore, Section 21083.2(g) of the California Environmental Quality Act (CEQA) empowers the community to require adequate research, documentation and preservation when the potential for significant cultural resources exists.

The City currently reviews development proposals for their potential impacts to archaeologically and historically significant resources and may require additional studies if the potential to impact resources exists. As future development proposals are received, they will be evaluated, and the need for site-specific cultural resource assessments will be determined. Although Banning is a relatively "new" community, it is part of a region that has seen human occupation for thousands of years. The General Plan study area is also one that has been important in the development of the stagecoach, the trans-continental railroad and national highways system, and has important resources documenting this progress.

### **The Prehistoric Period**

The "pre-historic" period refers to a time prior to the arrival of non-native peoples, when Native American society, which was based on traditions resulting from thousands of years of cultural development, was intact and viable. In the San Geronio Pass, the prehistoric period is generally divided into the Late Prehistoric Period and the Archaic Period.

The Archaic Period is defined as occurring before AD 1000, prior to the introduction of pottery to the region. Important cultural developments during the Archaic Period include the introduction of the bow and arrow (about AD 500) and change from burial practices to cremations. Sometime between 1000 BC and AD 500, it is believed that Takic-speaking peoples, from the Great Basin region of Nevada, Utah and eastern California migrated into southern California.

Around AD 1000, the San Gorgonio Pass region was introduced to pottery by the Colorado River cultures, marking the transition between the Archaic and Late Prehistoric Periods. Pottery was an innovation of peoples of the Colorado River, and its distribution across the upper Colorado and Mojave Deserts indicates that there was contact and trade between local tribes and those of the Colorado River.

The Late Prehistoric Period is defined as occurring after AD 1000 until around the late 1700s, when foreign influences brought profound changes to Native American society and ushered in the "historic period" in the San Gorgonio Pass. Archaeological evidence indicates that a large number of settlements and rancherias were established in the San Gorgonio Pass region during the prehistoric period. Such sites included villages, milling sites used on a seasonal basis to process food materials, lithic workshops for making stone tools and weapons, and rock art sites used for artistic and/or religious purposes.

### **Ethnohistory**

The most recent identifiable native culture to evolve in the San Gorgonio Pass region is that of the Pass Cahuilla Indians, as well as the Serrano people, who visited and utilized the area's resources. The Cahuilla were a Takic-speaking people consisting of hunters and gatherers who are generally divided into three groups based on their geographic setting: the Pass Cahuilla of the San Gorgonio Pass/Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and the Desert Cahuilla of the eastern San Gorgonio Pass, as far south as today's Salton Sea.

The Cahuilla were not identified by a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage had its own food harvesting areas, ceremonial house and chief. However, a number of lineages are known to have cooperated with one another for trade, intermarriage, and ceremonies.

The Cahuilla population is estimated to have ranged between 3,600 and 10,000 persons prior to European contact. A large number of Indian villages, occupied by the Cahuilla, were observed in the mid-19<sup>th</sup> century throughout the San Gorgonio Pass. The environment was often harsh, with extreme variations in rainfall, wind and temperature, and occasional flash flooding and faulting activity that altered available water resources. However, the mountains, canyons and desert floor provided important sources of food and fiber, water and supplies.

The first Cahuilla contact with Europeans is believed to have occurred in the early 1770s, when Spaniards crossed through Cahuilla territory in search of new land routes between Mexico and northern California. Over time, relations between the Cahuilla and Europeans become strained due to conflicts over land ownership and exploitation, as well as religious and cultural practices. The Cahuilla had no immunity to smallpox, and in the early 1860s a smallpox epidemic decimated the Cahuilla population, which reduced the population to about 2,500 individuals.

Reservations were established beginning in the 1870s and allowed the Cahuilla to preserve their cultural traditions in relative isolation from Anglo-Americans. Today, Native Americans of the Pass and Desert Cahuilla heritage are mostly affiliated with the Morongo Band of Mission Indians reservation in the San Gorgonio Pass, which partially lies within the City of Banning. The Morongo Band is composed of both Cahuilla and Serrano peoples, the latter's homeland

occurring in the San Bernardino Mountains, and extending southerly, possibly as far as the cities of Riverside and Moreno Valley.

### **Archaeological Resources in the Planning Area**

Historical maps, previous cultural resource surveys, aerial photographs, topographic maps and other cultural records were consulted to determine the presence of known archaeological resources in the planning area. A total of 20 archaeological sites have been identified and recorded in the planning area, 12 of which are prehistoric (Native American) sites. Several isolated artifacts have also been identified. The planning area has not been extensively surveyed for cultural resources due to the fact that large scale development projects have not been as widespread in the planning area as other communities in the San Gorgonio Pass/Coachella Valley region.

Less than one-third of the total acreage within the planning area has been covered by project-related surveys, leaving most of the planning area yet to be surveyed. The majority of the areas previously surveyed are located in the southern portion of the City on the Valley floor, and these surveys encountered relatively few archaeological sites or other cultural resources.

The majority of prehistoric sites in the planning area represent Native American habitation activities, including ceramic and lithic scatters, bedrock milling features, rock cairns, trails, roasting pits, and fire hearths. At least 7 of the archaeological sites recorded in the planning area contained bedrock milling features, all of them located in the foothills on the southern edge of the planning area. A rock art panel was also found at one of these sites. At least 5 of the sites were described as Indian villages. Some of these sites may have been associated with the known Cahuilla village of Pihatapa, which has been identified as being located in Banning Canyon. Typically, these areas would have offered Native Americans access to water and other important mountain and desert resources.

### **Archaeological Resources Sensitivity Assessment**

The Gilman Ranch area has been relatively undisturbed by recent development, and as a result anthropologists and Cahuilla cultural authorities have concluded that the area has a high sensitivity for archaeological resources, both prehistoric and historic. The foothills of the San Bernardino and San Jacinto Mountains are of moderate sensitivity, as are the terraces along the San Gorgonio River. The downtown area, meanwhile, demonstrates a moderate sensitivity for archaeological resources from the historic period. These areas are identified in Exhibit IV-6.

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The former site of the village of Pihatapa in Banning Canyon, where the Pisata Wanakik clan of the Pass Cahuilla resided, has been identified as having potential cultural significance. The location is also noted as Pisatanavitcem, a village group belonging to the Coyote moiety.<sup>7</sup> While studies state that the village was situated in Banning Canyon, its precise location is uncertain. However, in light of the results of 19th century U.S. land surveys in the Banning area it is almost certain that the Indian village noted at the mouth of Banning Canyon was indeed the village of Pihatapa.

### **The Historic Period**

Historically significant sites are generally more than forty-five to fifty years of age, but range from the period of the earliest European contact (around the late 1770s in the San Gorgonio Pass) to about the end of World War II. Potentially significant historic sites range from permanent trails and highways to living areas and small-scale remains of single activities.

#### The Bradshaw Trail

The Cocomaricopa Trail passed through the San Gorgonio Pass along the base of the Santa Rosa Mountains, and connected the coastal region of California with the Colorado River. The trail was originally an Indian trade route and was revealed by the Maricopa Indians to the Europeans in 1821. In 1862, the trail was "discovered" by William David Bradshaw as the shortest route between the California coast and gold mines near the Colorado River, and it became known as the Bradshaw Trail. The trail served as the primary thoroughfare for stagecoaches traveling between coastal southern California and the gold fields near present-day Ehrenberg, Arizona. It also became part of the U.S. Mail route between Los Angeles and Santa Fe, New Mexico.

By 1876-77, however, the completion of the transcontinental railroad and the depletion of the La Paz gold mines brought an end to the heyday of this historic wagon road. Traffic declined to almost nothing by 1880, but ranchers and miners continued to use it for local transport. Today, State Highway 111 closely follows the course of the Bradshaw Trail.

### **Historic Settlement in the San Gorgonio Pass**

By the late 18<sup>th</sup> century, Spanish explorers sought to colonize California before other European nations and established religious missions and military strongholds along the California coast. Spanish and Mexican explorers traveled through the San Gorgonio Pass in search of easily passable supply routes from Mexico to colonies on the northern Monterey Peninsula of California. In 1822, Mexico secured its independence from Spain under the Treaty of Cordova, and Spanish forces were driven out of Mexico and California. In 1823-1825, Jose Romero, Jose Maria Estudillo, and Romualdo Pacheco led an expedition in search of a route to Yuma, Arizona and became the first noted European explorers to travel through the San Gorgonio Pass.

In about 1824, friars of the San Gabriel Mission established a mission outpost in the Pass named in honor of St. Gorgonius, and Powell "Paulino" Weaver, a native of Tennessee. During that

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<sup>7</sup> A clan or grouping of clans which perform specific integral social, ceremonial and/or ritualistic functions as part of the whole tribal life complex.

period, the area was known as Rancho San Gorgonio, one of the 24 principal cattle ranches under the control of the San Gabriel Mission. In 1845, Weaver and Isaac "Julian" Williams petitioned the Mexican authorities for a land grant of the 48,400-acre Rancho San Gorgonio, which stretched from Yucaipa to the eastern edge of the Pass. The grant was never issued, but Weaver and Williams took possession of the land under assumed ownership.

The United States defeated Mexico in 1848 in the Mexican-American War and gained control of California. At the same time, the discovery of gold and the appeal of cattle ranching led to an influx of new settlers to the state. California was admitted to the Union in 1850. The first U.S. Government surveys were conducted in the San Gorgonio Pass in 1853, and noted a number of trails and roads crossing the area, as well as an Indian village at the mouth of the Banning Canyon. These surveys were part of a potential railroad route from Mississippi to the California coast, although train service would not be available until nearly 25 years later. In the mean time, Banning was developing as a transportation hub on the Bradshaw Trail, playing host to a convergence of stagecoach lines, including Alexander and Company of Los Angeles..

In Banning, the earliest European structures were the adobe houses built by Isaac W. Smith and José Pope in 1854. Pope's house, at what is now the Gilman Ranch, served as a stage station on the Bradshaw Trail under the later owners of the property, Newton Noble and James M. Gilman. Smith's ranch, also known to have been a stage stop, later became the site of the Highland Springs Resort.

Non-Indian settlement in the San Gorgonio Pass expanded during the 1870s and 1880s, with the establishment of railroad stations along the Southern Pacific line and the implementation of the Homestead Act and Desert Land Act, which opened public land for claims. With the completion of the Southern Pacific Railway in 1877, the focal point of local growth shifted from the northern foothills to the present-day downtown area.

After the founding of Banning in 1884, the town became the unmistakable center of population and community growth in the area. During the 20th century, Banning continued to benefit from its strategic location at the nexus of the various transportation arteries, including the original Ocean-to-Ocean Highway (U.S. Route 60, 70, 99, now Ramsey Street) and today's Interstate 10, roughly halfway between the Riverside-San Bernardino area and the growing desert resort communities in the Coachella Valley.

In 1930, as part of the Colorado River Aqueduct project, the Metropolitan Water District provided a considerable boost to the Banning economy and population when it chose the City as its headquarters for the tunneling operations through the San Jacinto Mountains. As a result, road improvements, schools, and parks were completed during this time, including Repplier Park. Growth in the City slowed considerably during World War II, but rebounded afterward. Building permits issued in 1945 totaled \$13,481,682.50, representing 163 new businesses and 1,350 residences.

By the early 1940s Banning's downtown area stretched from Eighth Street on the west to Hathaway Avenue on the east, and the City extended as far north as the mouth of Banning Canyon. The downtown had been fully urbanized and a suburban neighborhood had emerged on

the western edge of the town, between Sunrise and Sunset Avenues. Scattered buildings were also located between these two areas, mostly to the north of present-day Ramsey Street. While other buildings dotted the outlying areas, with many of them surrounded by orchards, including those on the Banning Bench. During the next ten years, the undeveloped area between Banning's downtown and the westerly neighborhood was essentially filled in amid the post-WWII boom.

In contrast, the areas beyond the core and the Ramsey Street and San Gorgonio Avenue corridors remained largely rural in character until the most recent decades, when large-scale residential developments, such as the Sun Lakes subdivision and the accompanying commercial districts, began to turn vacant land on the western edge of the City into a new population center.

### **The Founding of the City of Banning**

The railroad was built through the San Gorgonio Pass in 1876, inducing population growth and the need for services and amenities. By 1878, Banning had four houses, a few tents, three saloons, a boarding house, and a store operated by Andrew J. Worsham (at the current intersection of San Gorgonio and Livingston Street), which also housed the post office. Banning's first school was located at First Street and Livingston Street, and was also built during that period. The town was called Moore City, after the town's principal landowner, Ransom B. Moore.

Around 1877, the City's name was established through an arrangement between either Ransom Moore or Welwood Murray and Phineas Banning. At the time Phineas Banning was a widely known livestock broker, businessman, and political figure. Mr. Banning was also a primary financial contributor to the construction of the town's Baptist church, first organized in 1883. The Banning town site was officially established in 1884 at the intersection of the Bradshaw Trail and the Southern Pacific Railway. The City of Banning was incorporated in 1913.

### Historic Sites in the Planning Area

In contrast to the relatively small number of archaeological sites, a total of 110 historic-period buildings and other built environment features have been recorded within the planning area. The vast majority of these were identified in 1982-1983, during a countywide historical resources reconnaissance sponsored by the Riverside County Historical Commission. These include home sites and commercial sites dating back to 1880s. The list also includes sites ranging from early homesteads to mid-twentieth century urban development. The historic-period buildings are concentrated in the central core of the City, particularly in the Ramsey Street and San Gorgonio Avenue corridors, historically the two main thoroughfares through the heart of downtown Banning. The construction dates of these properties range from the mid-1880s to the late 1930s, with the majority dating to the early 20th century. The previously identified historic-period sites in the planning area are listed in the Table below.

**Table IV-11  
 Recorded Historic-Era Buildings and Other Features in the Planning Area**

Property Number	Property Name	Location	Property Type	Year Built
33-7870	Pedley-type dam	San Gorgonio Ave. and Bluff St.	Water retarder/ erosion control	1910s
33-7879	Henderson Building (1880s) or Reid Building (1890s-present)	54 S. San Gorgonio Ave.	Commercial building	1884
33-7880	Coplin House/Spokane Hotel	12 S. San Gorgonio Ave.	Hotel	1900
33-8332	None	70 E. Barbour St.	Single-family dwelling	1890s
33-8333	None	225 E. Barbour St.	Single-family dwelling	1892
33-8334	Russell Jones House	391 E. Barbour St.	Single-family dwelling	1900s
33-8335	None	434 E. Barbour St.	Single-family dwelling	1920s
33-8336	None	451 E. Barbour St.	Single-family dwelling	1890s
33-8337	Davis Home	933 E. Barbour St.	Single-family dwelling	1892
33-8338	D. Frank Southworth House	1487 E. Barbour St.	Single-family dwelling	1900s
33-8339	Canyon/Strause House	8720 Bluff St.	Single-family dwelling	1928
33-8340	John Minney Packing Shed	9615 Bluff St.	Packing house	1910s
33-8341	Ellis Ranch	9835 Bluff St.	Single-family dwelling	1940
33-8342	Rutherford Orchards/Barker Orchards	10181 Bluff St.	Packing house	1930s
33-8343	Tom Morongo House	10220 Bluff St.	Single-family dwelling	1910s
33-8344	Rutherford Moore Orchard Barn	4335 Dunlap St.	Barn/single-family dwelling	1928
33-8345	None	215 E. George St.	Single-family dwelling	1923
33-8346	Karl Brown Home	272 E. George St.	Single-family dwelling	1900s
33-8347	Rose House	779 E. George St.	Single-family dwelling	1910s
33-8348	None	Gilman St. north of Mesa St.	Pump house	1910s
33-8349	None	43210 Gunner Rd.	Single-family dwelling and packing house	1930s
33-8350	George Parker House	1228 S. Hargrave St.	Single-family dwelling	1888
33-8351	Banning Woman's Club	175 W. Hayes St.	Social club	1910s
33-8352	None	322 E. John St.	Single-family dwelling	1900s
33-8353	Mary Iselin House	43601 Mesa St.	Single-family dwelling	1920
33-8355	None	334 N. Murray St.	Single-family dwelling	1910
33-8356	The San Gorgonio Inn/Bryant House	150 E. Ramsey St.	Hotel	1884
33-8357	Fox Theater/Corey Building	84 W. Ramsey St.	Theater	1928
33-8358	Hotel Banning	225 W. Ramsey St.	Hotel	1920s
33-8359	Purcell House	11639 N. San Gorgonio Ave.	Single-family dwelling	1932
33-8360	Banning High School	NE corner of San Gorgonio Ave. and Nicolet St.	Educational building	1935
33-8362	Holcumb Building	40 S. San Gorgonio Ave.	Commercial building	1900s
33-8363	Conrad Graf House	717 S. San Gorgonio Ave.	Single-family dwelling	1910
33-8399	None	132 E. Wesley St.	Single-family dwelling	1920s
33-8400	Vollaro House/J.R. Fountain House	270 E. Wesley St.	Single-family dwelling	1888
33-9096	Mary Ellis Home	170 W. Williams St.	Single-family dwelling	1910s
33-9097	Banning Unified School District Offices	161 W. Williams St.	Government building	1908
33-9098	Charlie Morris House	486 W. Williams St.	Single-family dwelling	1897
33-9099	None	530 W. Williams St.	Single-family dwelling	1902

**Table IV-11  
 Recorded Historic-Era Buildings and Other Features in the Planning Area**

33-9104	McAllister Home	111 N. 1st St.	Single-family dwelling	1906
33-9105	None	125 N. 1st St.	Single-family dwelling	1932
33-9106	None	144 N. 1st St.	Single-family dwelling	1920s
33-9107	None	157 N. 1st St.	Single-family dwelling	1910s
33-9108	None	160 N. 1st St.	Single-family dwelling	1910s
33-9109	Saint Agnes Church/Grace Lutheran Church	111 N. 2nd St.	Religious building	1930s
33-9110	C.D. Hamilton Home	181 N. 2nd St.	Single-family dwelling	1890s
33-9111	United Methodist Church	235 N. 2nd St.	Religious building	1928
33-9112	Dr. Ryan Home	115 N. 3rd St.	Single-family dwelling	1900s
33-9113	Methodist Parsonage	180 N. 3rd St.	Single-family dwelling	1897
33-9115	Samuels Home	384 N. 3rd St.	Single-family dwelling	1908
33-9116	None	524 N. 3rd St.	Single-family dwelling	1910
33-9117	F.F. Lemon Home	181 N. 4th St.	Single-family dwelling	1887
33-9118	Osborne House	416 N. 4th St.	Single-family dwelling	1923
33-9119	Rutherford House	385 N. 5th St.	Single-family dwelling	1912
33-9120	None	899 W. Hayes St.	Single-family dwelling	1920s
33-9121	None	1015 W. Hayes St.	Single-family dwelling	1920s
33-9122	None	1067 W. Hayes St.	Single-family dwelling	1920s
33-9123	None	81 King St.	Single-family dwelling	1910s
33-9124	None	94 King St.	Single-family dwelling	1910s
33-9125	None	58 W. King St.	Single-family dwelling	1910s
33-9126	None	943 Linda Vista Dr.	Single-family dwelling	1920s
33-9127	None	946 Linda Vista Dr.	Single-family dwelling	1920s
33-9128	None	1118 Linda Vista Dr.	Single-family dwelling	1930s
33-9129	None	160 W. Ramsey St.	Commercial building	1930s
33-9130	None	170 W. Ramsey St.	Commercial building	1930s
33-9131	Mason Moore Building	185 W. Ramsey St.	Commercial building	1928
33-9132	Hendrick's Market	141 N. San Gorgonio Ave.	Commercial building	1930s
33-9133	American Legion Hall	375 N. San Gorgonio Ave.	Social club	1921
33-9134	Odd Fellows Building	25 South San Gorgonio Ave.	Social club	1920s
33-9135	None	873 N. 1st St.	Single-family dwelling	1930s
33-9136	None	889 N. 1st St.	Single-family dwelling	1930s
33-9137	None	901 N. 1st St.	Single-family dwelling	1930s
33-9138	None	933 N. 1st St.	Single-family dwelling	1930s
33-9139	None	961 N. 1st St.	Single-family dwelling	1920s
33-9140	None	978 N. 1st St.	Single-family dwelling	1920s
33-9141	None	1051 N. 1st St.	Single-family dwelling	1920s
33-9142	None	1119 N. 1st St.	Single-family dwelling	1920s
33-9143	None	1138 N. 1st St.	Single-family dwelling	1910s
33-9144	None	65 Ensign St.	Single-family dwelling	1920s
33-9145	None	91 Ensign St.	Single-family dwelling	1920s
33-9147	Mixter House	1626 W. George St.	Single-family dwelling	1910s
33-9149	None	59 Lancaster Rd.	Single-family dwelling	1920s
33-9150	None	1222 W. Lincoln St.	Single-family dwelling	1920s
33-9151	None	78 W. Pendleton Rd.	Single-family dwelling	1920s
33-9152	None	145 W. Pendleton Rd.	Single-family dwelling	1920s
33-9153	Constantino's/Hopper Cafe	140 W. Ramsey St.	Single-family dwelling	1930s
33-9154	Banning City Hall	169 W. Ramsey St.	Government building	Unknown
33-9155	None	260 W. Ramsey St.	Commercial building	1920s
33-9156	Banning Medical Clinic	330 W. Ramsey St.	Commercial building	1900s

**Table IV-11  
 Recorded Historic-Era Buildings and Other Features in the Planning Area**

33-9157	None	385 W. Ramsey St.	Single-family dwelling	1920s
33-9159	Bird Insurance Agency	1025 W. Ramsey St.	Single-family dwelling	1910s
33-9160	None	1211 W. Ramsey St.	Single-family dwelling	1910s
33-9161	None	1231 W. Ramsey St.	Single-family dwelling	1920s
33-9163	Berlin Building	65 N. San Gorgonio Ave.	Commercial building	1920s
33-9164	Hazel's Thrift Shop/U.S. Post Office	125 N. San Gorgonio Ave.	Commercial building	1930s
33-9165	Stagecoach Press Building/ B.D. Wilson Building	137 N. San Gorgonio Ave.	Commercial building	1930s
33-9166	John Moore House	1023 N. San Gorgonio Ave.	Single-family dwelling	1910s
33-9167	None	1111 N. San Gorgonio Ave.	Single-family dwelling	1920s
33-9168	None	1419 N. San Gorgonio Ave.	Single-family dwelling	1910s
33-9169	None	1455 N. San Gorgonio Ave.	Single-family dwelling	1920s
33-9170	None	1558 N. San Gorgonio Ave.	Single-family dwelling	1920s
33-9171	None	1580 N. San Gorgonio Ave.	Single-family dwelling	1920s
33-9172	None	1617 N. San Gorgonio Ave.	Single-family dwelling	1920s
33-9173	None	1661 N. San Gorgonio Ave.	Single-family dwelling	?
33-9174	None	1725 N. San Gorgonio Ave.	Single-family dwelling	1930s
33-9175	None	290 E. Santa Rita Pl.	Single-family dwelling	1920s
33-9177	None	185 W. Westward Ave.	Single-family dwelling	1930s
33-9178	None	116 N. 4th St.	Single-family dwelling	1920s
33-9179	None	141 N. 4th St.	Single-family dwelling	1920s
33-12425	Historic Downtown Banning	Ramsey/Livingston/San Gorgonio/Murray	Commercial district	1880s-1920s

Of the previously recorded historical sites in the planning area, seven have been officially proclaimed as significant heritage properties by the federal, state, or county government. One of these, the Gilman Ranch, is currently listed in the National Register of Historic Places and operated by the County of Riverside as a historic park. The other six sites have all been designated as California Points of Historical Interest as well as Riverside County Landmarks. However, the earliest non-Indian settlement within the planning area are the Isaac W. Smith's and Jose Pope's ranch houses (now the Highland Springs Resort and the Gilman Ranch, respectively), were both located along the Bradshaw Trail.

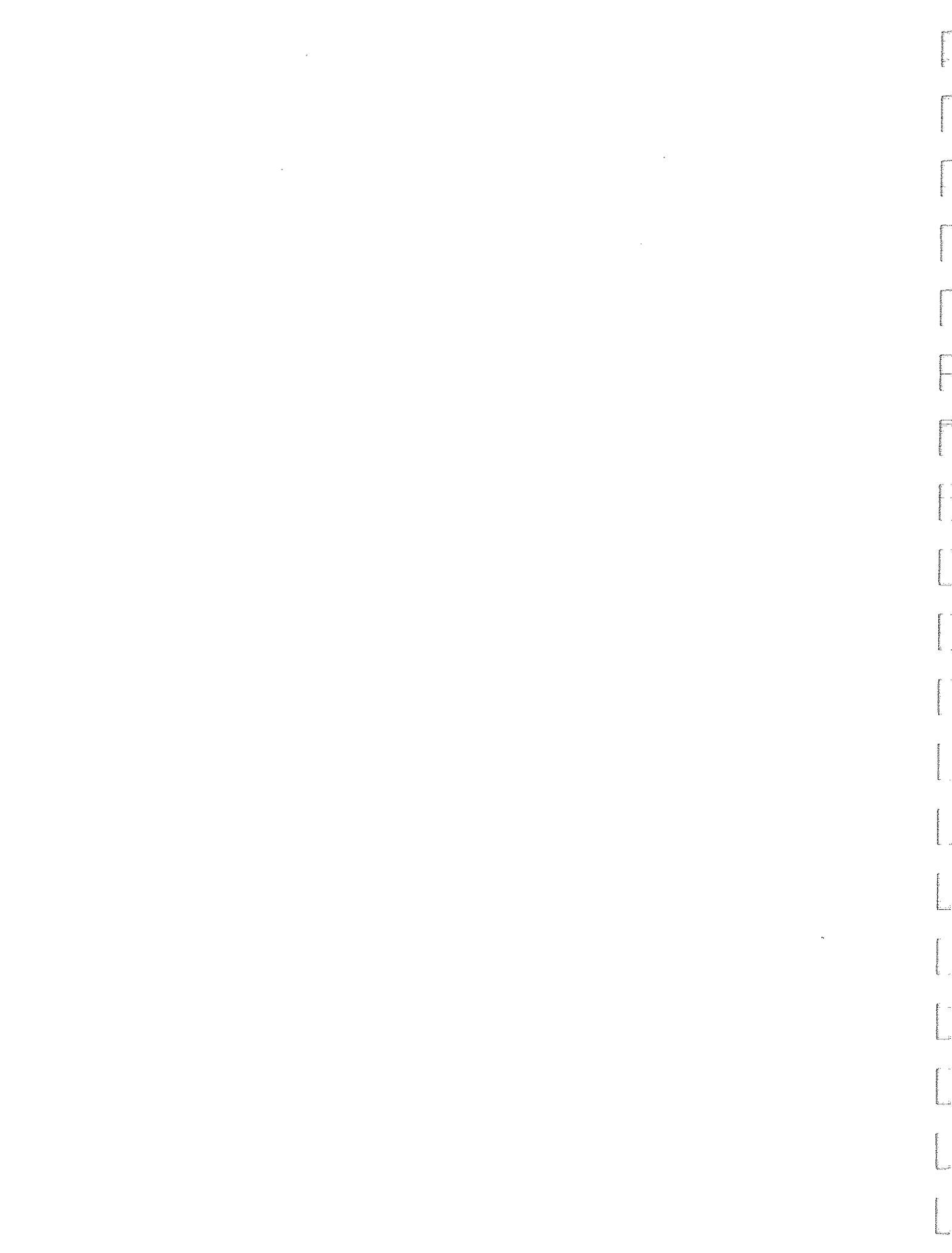
During the second half of the 19th century, a road extended northerly through the Indian village and into Banning Canyon, then known as Cummings Canyon. The Cummings' house was located along this road near the northern edge of the planning area, where large cultivated fields lined the western bank of the San Gorgonio River. In addition to the Cummings' house, several other settlers' homesteads were recorded in or near the planning area during that period. These homesteads included White's cabin, the J. H. Dixon house, and the J. C. Hannon cabin and orchard, which were found in the foothills of the San Bernardino Mountains.

Construction near the turn of the century included the Bryant House in 1885, later called the San Gorgonio Inn, and St. Boniface Indian School, built in 1889 on 80 acres purchased by the Bureau of Catholic Indian Missions. In 1911, two years before the City's incorporation, the Banning Sanitarium opened, marking the beginning of the City's efforts to market the health benefits of the region's dry climate.

### **Historic Resources Sensitivity Assessment**

Historic structures dating from the late 1900s and early 1930s are concentrated around the urban core of the City. The highest concentration of early 20th century residences is located in an area bounded by Wilson Street on the north, Sixth Street on the west, Williams and Hays Streets on the south, and Hargrave Street on the east. The neighborhoods to the north and east of this area and around Sylvan Park farther to the west feature a relatively high percentage of residences from the mid-20th century, which are now approaching the age to be considered potentially historic.

The segment of Ramsey Street between Third and Murray Streets hosts a continuous corridor of historic-period commercial buildings, forming a business district of a distinctively historical character. These areas should be considered highly sensitive for historic-period buildings. However, historic-period buildings can be found throughout the developed portions of the planning area, with the exception of the recent subdivisions on the western boundary. Potentially sensitive historic areas are identified in Exhibit IV-7.



## **HISTORIC PRESERVATION PROGRAMS**

### **Federal Programs Available to the City**

The National Historic Preservation Act (NHPA) of 1966 mandates that all federal agencies assume responsibility for the preservation of historic properties owned or controlled by the U.S. government. Local governments may take the lead in enforcing the NHPA when involved in federal projects, such as some programs funded by the U.S. Department of Housing and Urban Development.

The Certified Local Government (CLG) program, a joint federal-state initiative administered by the National Park Service and the State Historic Preservation Officers of each state, provides technical assistance and small grants to local governments for historic preservation purposes that meet certain requirements. CLGs can benefit from historic preservation expertise, technical assistance, information exchange, special grants, and statewide preservation programs coordinated by the State Office of Historic Preservation (OHP).

The National Register of Historic Places, maintained by the Secretary of the Interior, is a nationwide inventory of sites, buildings, districts, structures, objects or other features with national, state, or local historical significance. At present, the planning area contains one property listed on the National Register of Historic Places (Gilman Ranch); in addition, other previously recorded sites in the planning area may be eligible for listing.

### **State Programs Available to the City**

In 1992 the California Register of Historic Resources was established, which is the State of California's counterpart to the National Register of Historic Places. It includes all properties listed in or officially determined to be eligible for the National Register. The OHP also maintains a listing of California Historical Landmarks, which designates properties of statewide importance, and a listing of Points of Historical Interest, which identifies properties of countywide or regional importance. Properties included in these registers are eligible for a number of state historic preservation incentives, including property tax reductions, alternative building regulations under the State Historic Building Code, benefits provided by the California Heritage Fund, special historic preservation bond measures, and seismic retrofit tax credits. Through the provisions of the Mills Act, the City can offer private property owners of qualifying historic properties incentives for the rehabilitation and maintenance of their property for a minimum of ten years. Currently, six of the Points of Historical Interest are located within the planning area, all of which are also simultaneously designated as Riverside County Landmarks.

## **FUTURE DIRECTIONS**

According to Public Resources Code Section 5020.1, "historical resources" include but are not limited to an object, building site, area, place, record, or manuscript which is historically or archaeologically significant. This definition also applies to architectural, engineering scientific, economic agricultural, educational, social, political, military, or cultural annals of California.

The California Environmental Quality Act identifies the manner in which the City must review and address issues related to archaeological and historic resources. The CEQA Guidelines state

that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources. The relevant criteria for determining significance are briefly described below.

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

As the lead agency, the City of Banning is obligated to assure that every reasonable effort is made to locate, identify, and evaluate archaeological, historical and cultural sites within its jurisdiction.

As the community continues to develop, opportunities for documenting and preserving archaeological and historic sites and artifacts will decrease. The City should encourage the research and registration of appropriate sites and structures within its jurisdiction in order to maintain its important traditions and heritage for future generations.

## **GOALS, POLICIES AND PROGRAMS**

### **Goal**

Documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions and other elements of the City's cultural heritage.

### **Policy 1**

The City shall exercise its responsibility to identify, document and evaluate archaeological, historical and cultural resources that may be affected by proposed development projects and other activities.

### **Program 1.A**

All new development proposals, except single family dwelling on existing lots of record, shall submit a records search for historic and cultural resources as part of the planning process.

**Responsible Agency:** Planning Department

**Schedule:** 2005-2006, Ongoing

### **Program 1.B**

Development or land use proposals which have the potential to disturb or destroy sensitive cultural resources shall be evaluated by a qualified professional and, if necessary, comprehensive Phase I studies and appropriate mitigation measures shall be incorporated into project approvals.

**Responsible Agency:** Planning Department

**Schedule:** Ongoing

**Program 1.C**

The City shall implement the requirements of state law relating to cultural resources, including Government Code 65352.3, and any subsequent amendments or additions.

**Responsible Agency:** Planning Department

**Schedule:** Ongoing

**Policy 2**

The City shall expand and enhance its historic preservation efforts.

**Program 2.A**

Prepare a historic preservation plan, which outlines the goals and objectives of the City's preservation programs and serves as an official historic context statement for the evaluation of cultural resources within the City boundaries.

**Responsible Agency:** Planning Department

**Schedule:** 2006-2007

**Program 2.B**

The City shall consider participating in the Certified Local Government program so that it may benefit from historic preservation expertise, technical assistance, special grants, information exchange, and statewide preservation programs coordinated by the State Office of Historic Preservation. The evaluation of participation in the program shall be part of the historic preservation plan.

**Responsible Agency:** Planning Department, Historical Society, City Council

**Schedule:** 2006-2007

**Program 2.C**

Encourage property owners and residents to nominate qualified properties to the City's inventory system and/or any federal and state registers.

**Responsible Agency:** Planning Department, Morongo Band of Cahuilla Indians

**Schedule:** Ongoing

**Program 2.D**

Should the Saint Boniface School site be proposed for development, extensive analysis of the site shall be conducted, and mitigation proposed, to document its historic significance.

**Responsible Agency:** Planning Department

**Schedule:** 2005-2006, Ongoing

**Policy 3**

Establish and maintain a confidential inventory of archaeological and historical resources within the City, including those identified by the Eastern Information Center (EIC) at the University of California, Riverside and in focused cultural resources studies.

**Policy 4**

Sensitive archaeological and historic resources shall be protected from vandalism and illegal collection, to the greatest extent possible.

**Program 4.A**

Mapping and similar information, which identifies specific locations of sensitive cultural resources, shall be maintained in a confidential manner, and access to such information shall be provided only to those with appropriate professional or organizational ties.

**Responsible Agency:** Planning Department

**Schedule:** Immediate; continuous

**Policy 5**

Encourage public participation in and appreciation of the City's cultural heritage.

**Program 5.A**

Implement a systematic program to enhance public awareness of the City's heritage, generate broad support for its preservation, and enhance community pride.

**Responsible Agency:** Planning Department, Historical Society, City Council, Morongo Band of Mission Indians

**Schedule:** 2005-2006, Ongoing

**Program 5.B**

Support the efforts of local cultural associations to acquire historical materials and artifacts, and to educate the public about the City's and region's cultural heritage.

**Responsible Agency:** Planning Department, Historical Society, Morongo Band of Mission Indians

**Schedule:** 2005-2006, Ongoing

**Policy 6**

Support the listing of eligible structures or sites as potential historic landmarks and their inclusion in the National Register of Historic Places.

**Program 6.A**

Develop procedures for the designation of local landmarks and historic districts.

**Responsible Agency:** Planning Department, Historical Society, Morongo Band of Mission Indians

**Schedule:** 2005-2006

**Policy 7**

The City shall consider offering economic or other incentives, such as direct subsidies or application/permitting fee reductions or waivers, to property owners to encourage the maintenance and enhancement of significant cultural buildings and sites.

**Program 7.A**

Develop an application process for City-sponsored incentives to maintain and enhance significant buildings and sites, and provide property owners with information and guidance on eligibility requirements.

**Responsible Agency:** Planning Department

**Schedule:** 2006-2007