

## MEMORANDUM

**DATE:** October 4, 2024

**To:** Kim Le, Associate Planner, City of Chino

**FROM:** Casey Tibbet, M.A., Associate/Architectural Historian

**SUBJECT:** Historical Significance Evaluations for the Chino Gateway Terminal Project Located at the Southwest Corner of Schaefer Avenue and Oaks Avenue in Chino, California (LSA Project Number 20241860)

LSA was retained to conduct historical significance evaluations for the Chino Gateway Terminal Project (Project) located at the southwest corner of Schaefer Avenue and Oaks Avenue in Chino, San Bernardino County, California (see Figures 1 and 2 in Attachment A). The Project generally includes redevelopment of the property with non-residential uses and related parking. Currently, the Project area is developed with a church and two residences, all of which date to the mid-1960s. Because these buildings are 50 years of age or older, they are required to be evaluated for historical significance in compliance with the City of Chino's (City) environmental review process and the California Environmental Quality Act (CEQA).

The purpose of the significance evaluations is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed Project would cause substantial adverse changes to any historical resources that may exist in or around the Project area. To identify and evaluate such resources, LSA conducted historical background research and carried out intensive-level field surveys. Summaries of the methods and results of these efforts, as well as recommendations, are provided below.

### RESEARCH

Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the Project area (see Figure 1). Sources included, but were not limited to, online sources, published literature in local and regional history, news articles, historic aerial photographs, and historic maps.

As a result of this research, histories of Chino and the three buildings in the Project area were developed. All of the buildings evaluated are on land that was once owned and farmed by early Chino resident William J. Schaefer. Mr. Schaeffer came to the area to grow sugar beets in the 1890s with his wife, four sons, and daughter, Sophia. His first crop did so well he was able to purchase 40 acres of land, part of which Sophia gave to the Brethren in Christ Church in 1963. The church dates

to 1895 when it operated as the East Side Sunday School in a school southeast of Chino. It later became the Chino Brethren in Christ Church and built its own facility on the southwest corner of Edison Avenue and San Antonio Avenue in Chino, approximately 1.5 miles from the Project area. The church, located at 5885 Schaefer Avenue in the Project area, was dedicated in November 1963. That same year, Sophia had the residence at 5849 Schaefer Avenue built for herself. She lived there for less than two years before her death in early 1965 at the age of 76. The church had the residence at 13770 Oaks Avenue in the Project area built in 1964. In more recent decades, properties surrounding the Project area have been developed with a mix of modern residential and non-residential uses.

## FIELD SURVEYS

On August 20, 2024, LSA architectural historian, Casey Tibbet, M.A., and field photographer Dennis Lechner conducted the intensive-level architectural survey of the three historic-period resources in the Project area. During the survey, Mr. Lechner took numerous photographs of the exteriors of the three buildings. Ms. Tibbet made detailed notations regarding the structural and architectural characteristics and current conditions of the buildings and associated features. She then conducted a brief reconnaissance survey of the vicinity.

The Mid-Century Modern church is located on the southwest corner of Schaefer Avenue and Oaks Avenue. It is comprised of the original sanctuary building (1963) on the corner, a classroom addition (1966) along Schaefer Avenue, and another addition (1970) behind the classroom building. The two additions are separated by a play area, and a large parking lot is located south of the church with access from both streets. No architect of record was found for the sanctuary, and very little information was found for the builder, Roy F. Thomas. The additions were designed by Louis S. Gamble, who appears to have started as a carpenter in the 1930s and eventually specialized in designing religious buildings.

The vernacular residence at 5849 Schaeffer Avenue is architecturally nondescript. No architect of record was found for this residence, but it was built by Roy F. Thomas, the contractor for the sanctuary building. As previously stated, this was the home of Sophia Lako, daughter of pioneer William J. Schaeffer, for less than two years. The home stayed in her family at least until the late 1960s and was later owned by the Malcolm Boring Company into at least the late 1970s.

The Minimal Ranch style residence at 13770 Oaks Avenue is also fairly nondescript and has sustained minor alterations to the façade. No architect of record was found for this residence, which was built by Ideal Homes based in Montclair. This house was used as the parsonage. Neither of the pastors, who likely lived in the house during the historic period (pre-1975), appear to be important in local, State, or national history.

The brief reconnaissance survey determined there have been extensive changes to the historic setting, including modern intrusions. The immediate area does not appear to have any potential to qualify as a historic district.

Detailed architectural descriptions can be found in the Department of Parks and Recreation (DPR) 523 forms in Attachment 2.

### **SIGNIFICANCE EVALUATIONS**

The church and two residences were evaluated for historical significance under the criteria for listing in the California Register of Historical Resources (California Register). The City of Chino does not have criteria for evaluating cultural resources. However, Title 8, Chapter 8.60 of the City's Municipal Code defines historic structures as any structure listed or eligible for listing in the National Register of Historic Places (National Register) or California Register either individually or as a contributor to a historic district (8.60.050). Typically, resources that are not eligible for listing in the California Register would not meet the criteria for listing in the National Register.

None of the historic-period buildings in the Project area were evaluated as meeting the criteria for listing in the California Register. Detailed evaluations can be found in the DPR 523 forms in Attachment 2.

### **RECOMMENDATIONS**

No "historical resources," as defined by CEQA, were identified within the Project area. Therefore, LSA recommends to the City of Chino a finding of *No Impact* regarding historic-period built environment resources. No further investigation and no mitigation measures are recommended for the Project unless development plans undergo such changes as to include areas outside this Project area.

Attachments: A – Figures  
B – Department of Parks and Recreation (DPR) Forms

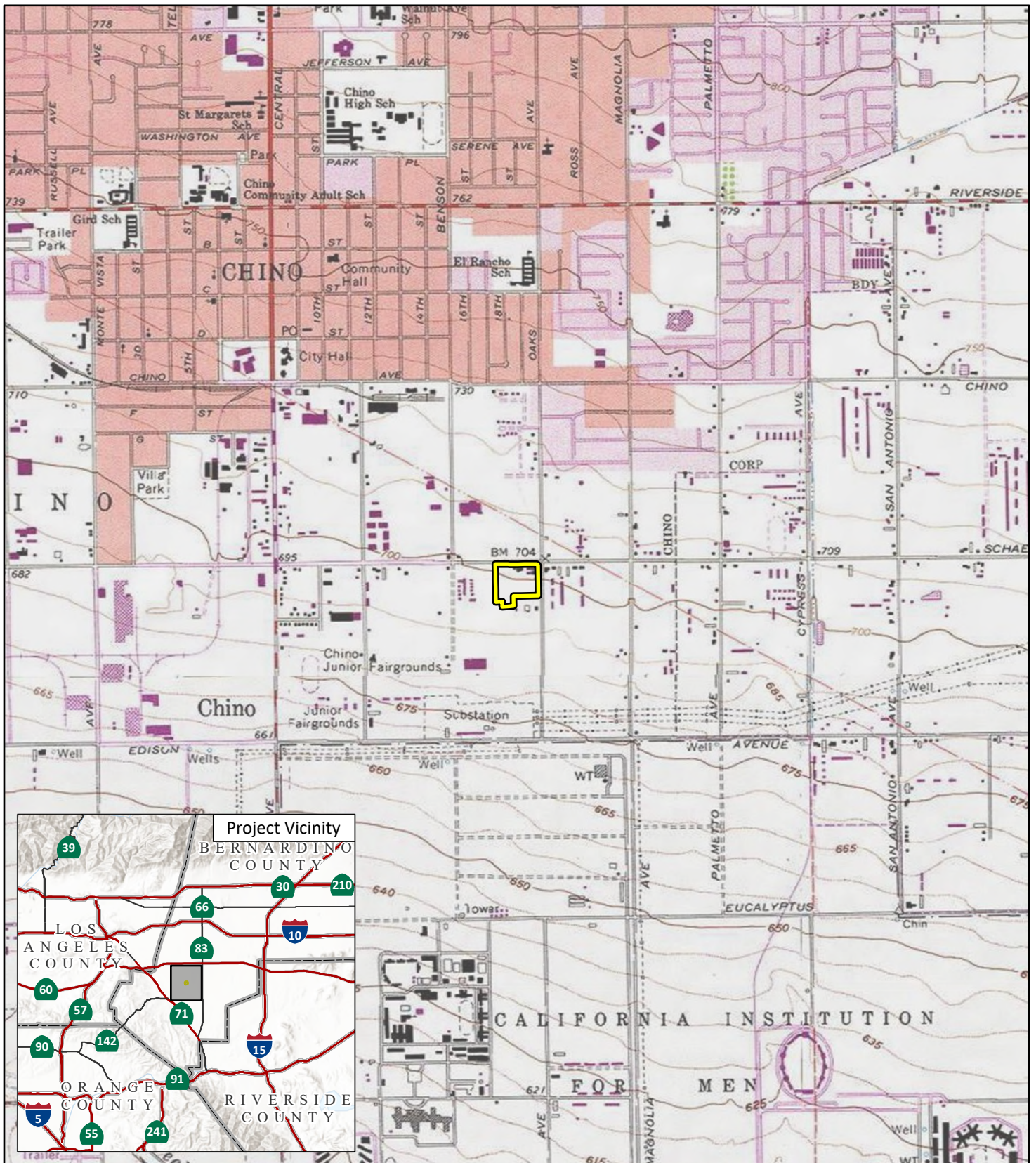
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## ATTACHMENT A

### FIGURES

Figure 1: Project Location

Figure 2: Project Area



 Project Location

FIGURE 1

LSA

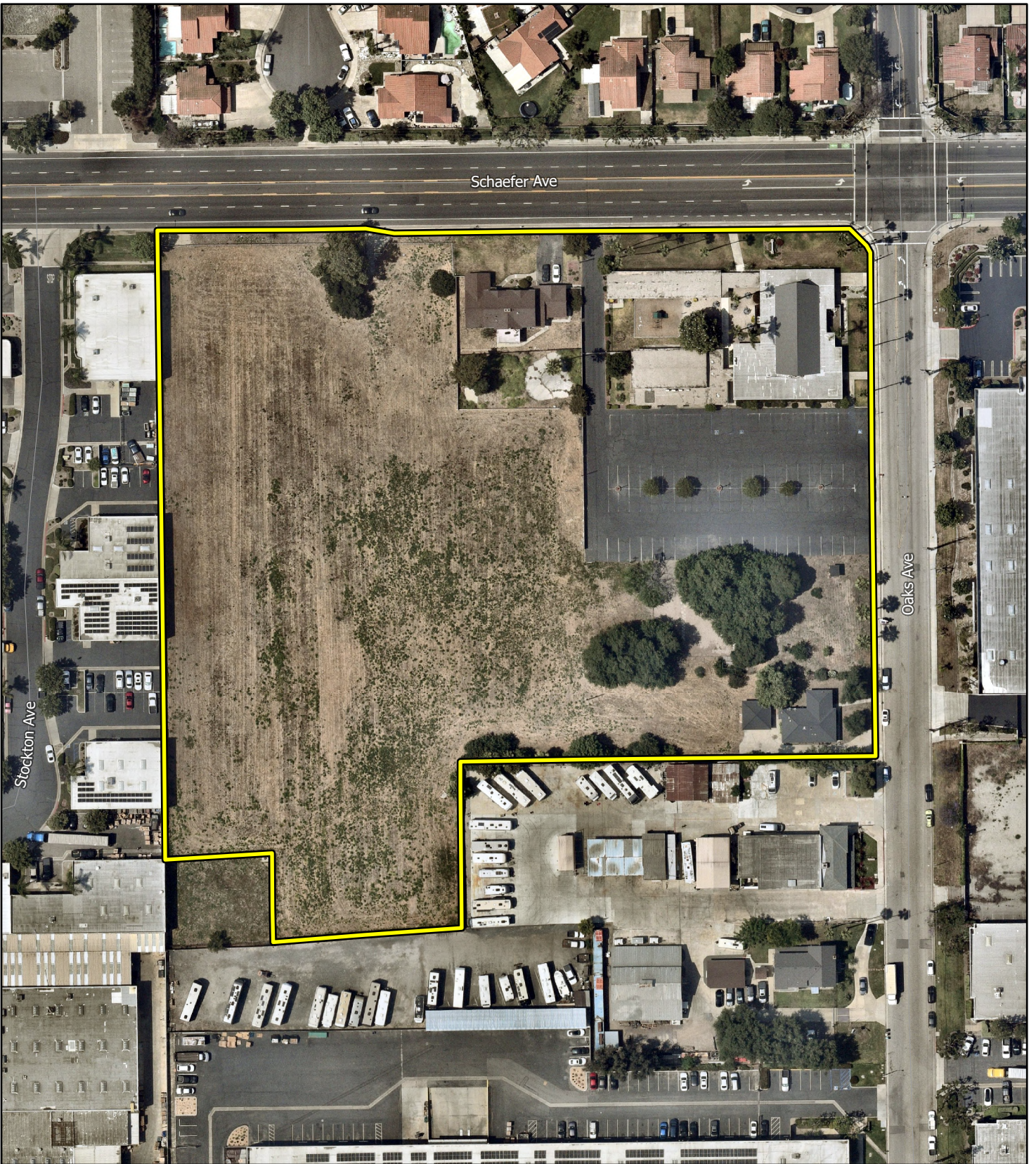


0 1000 2000  
FEET


SOURCE: Ontario CA and Prado Dam CA, 7.5' Quad (USGS 1981)


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Chino Gateway Terminal Project  
Project Location




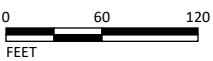
LSA

 Project Site

 Freeways and Highways

 Primary Road

 Secondary Road



SOURCE: Nearmap (5/14/2024)

I:\2024\20241860\GIS\Pro\Chino Gateway Terminal Project.aprx (10/5/2024)

FIGURE 2

Chino Gateway Terminal Project  
Project Site

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## ATTACHMENT B

### DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: 5849 Schaefer Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** San Bernardino and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad:** Ontario, CA **Date:** 1967 PR 1981 **T 2S; R 8W; Section:** 13; S.B.B.M.

**c. Address:** 5849 Schaefer Avenue **City:** Chino **Zip:** 91710

**d. UTM: Zone:** 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 1021-052-11; located on the south side of Schaefer Avenue approximately 300 feet west of Oaks Avenue

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

This one and two-story vernacular residence is situated on the south side of Schaefer Avenue in a mixed-use area that includes mostly modern residential, commercial, and religious properties. The residence is irregular in plan and rests on a raised foundation. It is surmounted by a moderately-pitched, cross-gable roof that is sheathed with composition shingles and has moderate eaves and a brick chimney. The exterior walls are covered with textured stucco. Fenestration consists of aluminum-framed sliding windows. The north-facing, asymmetrical façade includes a slightly projecting attached garage, a recessed, two-story bay with several windows and the main entry, and a projecting wing with a window centered below an attic vent. The property appears to be in fair condition and retains integrity.

**\*P3b. Resource Attributes:** (Original uses) HP2-Single-family property

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

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #) Façade, view south (8/20/24)

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1963 (Building permit)

**\*P7. Owner and Address:**  
Gateway Community Church  
5884 Schaefer Avenue  
Chino, CA 91710

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
August 20, 2024

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5849 Schaefer Avenue

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Single-family residence      **B4. Present Use:** Single-family residence

\***B5. Architectural Style:** Vernacular

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

1963 Permits issued to owner Sophia Lako for construction of a 3,409 square-foot, two-story, wood-framed, single-family residence with stucco exterior walls, a composition roof, wood floors, and an attached 612-square-foot, two-car garage. Contractor is listed as Roy F. Thomas.

1965 Electrical and plumbing permits issued to owner Colephaugh.

1978 Permit issued to owner B.C. Malcolm for sewer.

1992 Permit issued to owner Brethren in Christ Church to remodel room on rear of house.

2013 Permit issued to owner Gateway Community Church to replace water service from meter to building.

\***B7. Moved?**  No     Yes     Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:**

**B9a. Architect:** None found      **b. Builder:** Roy F. Thomas

\***B10. Significance: Theme:** \_\_\_\_\_    **Area:** \_\_\_\_\_

**Period of Significance:** \_\_\_\_\_    **Property Type:** \_\_\_\_\_    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1963 vernacular residence does not meet the criteria for listing in the California Register of Historical Resources (California Register). The City of Chino (City) does not have evaluation criteria for cultural resources. This residence is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

**Historic Context.** The first Europeans, namely Spanish explorers and missionaries, arrived in the present-day Chino Valley area in the late 18<sup>th</sup> century. In 1771, the Mission San Gabriel Arcángel was established, beginning the rapid decline of the Gabrielino population and ushering in what became known as the Spanish/Mission (1769–1821) and Mexican/Rancho (1821–1848) periods in California history (Bean and Smith 1978: 540–541). Chino Valley was used as grazing pastures for the mission's vast herds of cattle (De Martino et al. 2011:7). (See *Continuation Sheet*)

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

\***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in September 2024 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Beck, Warren A., and Ynez D. Haase

1974 *Historical Atlas of California*. University of Oklahoma Press.

California Department of Transportation (Caltrans)

2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation*. Caltrans Division of Environmental Analysis, Sacramento.

*Chino Champion*

1965 Sophia Lako, Daughter of Pioneer Schaefer Family, Dies At Age 76. January 27, page 3.

1967 Hearings Set By Council For Rezoning. March 29, page 2.

1974 Notice of Negative Declaration Regarding Environmental Impact (July 26, page 4).

See *Continuation Sheet*

**B13. Remarks:**

\***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** September 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5 \*Resource Name or #: (Assigned by recorder) 5849 Schaefer Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*B10. Significance:** (continued from page 2)

During the Spanish and subsequent Mexican control, much of western San Bernardino County was divided into several land grants, known as ranchos (Beck and Haase 1974:24). In 1841, Don Antonio Maria Lugo, a prominent Californian from Pueblo Los Angeles, was granted 79,000 acres from Governor Alvarado, adding to his already vast holdings that stretched from the San Bernardino Mountains to San Pedro on the coast (De Martino et al. 2011; City of Chino n.d.). Half of the land was to be developed by Lugo's three sons, Jose Maria, Vicente, and Jose del Carmen. The remaining land became known as Rancho Santa Ana del Chino (Gudde 1998:77).

"In 1831, a Pennsylvanian named Isaac Williams came to California as a member of Kit Carson's fur trappers. Ten years later, he married Lugo's daughter Maria and purchase the rancho from his father-in-law for \$10,000. Within a few years, Williams had increased his landholdings from 39,000 acres to 48,000 acres, and by 1848, it was recorded that he had 10,000 head of cattle and 500 horses on his ranch. By 1850, William's livestock tripled, and his spread was one of the largest privately owned properties in Southern California" (De Martino et al. 2011:7).

California became a territory of the United States in 1848 and the 31<sup>st</sup> state in the Union in 1850 (Hayes 2007:87, 102). After William's death in 1856, his son-in-law Robert Carlisle acquired the property and leased it to the Butterfield Stage Company. Following his death in 1865, his widow, Francesca Williams Carlisle, sold the land to cattleman Joseph Bridger. Bridger in turn sold the rancho to Richard Gird, considered the father of modern-day Chino, in 1881 (De Martino et al. 2011: 7-8). Gird soon subdivided 24,000 acres into 10-acre plots located around the square-mile township of Chino (De Martino et al. 2011:8; City of Chino n.d.).

Population in the area boomed with the arrival of the railroad. When the Pomona-Elsinore link to the Southern Pacific Railroad was constructed along Central Avenue, it brought with it an influx of Scandinavian immigrants and workers (De Martino et al. 2011:8). "A water reservoir supplying both the town and the train depot was completed in 1889" (Ibid.).

Agriculture became the growing town's primary industry, thanks to Gird's purchase of a water-development company in Claremont. In 1891, with the Oxnard brothers as partners, Gird built a sugar beet refining factory and began cultivation of 2,500 acres for beet growing (De Martino et al. 2011:8). The town's population increased tenfold as new factory workers and field hands poured into the area.

The City of Chino was finally incorporated in 1910.

Success of the beet factory was short lived, closing in 1917, and sugar beets were soon replaced by walnut production and dairy farming as Chino's largest agricultural industry. Chino became a top dairy producer by 1940, boasting the title of the largest milk-producing community in the nation's largest milk-producing state (De Martino et al. 2011:8). The town remained agricultural throughout much of the 20<sup>th</sup> century, attracting farmers and farm laborers from a variety of backgrounds and ethnicities: immigrants from Mexico and Asia, African-Americans, Swedes, Swiss, Dutch, and Portuguese (De Martino et al. 2011:25). Stone fruit orchards, row crops, and poultry farming were also commonplace in Chino. During World War II, many farmers grew potatoes or corn to support the troops overseas (De Martino et al. 2011:23).

"In 1975, Chino set a record as the fastest growing city in Southern California. Individuals and families arrived in droves to this agricultural and garden community, boosting its population to an estimated count of 27,650, an increase of over 7,000 residents since the 1970 census" (De Martino et al. 2011:8).

According to the 2020 Census, the City had a population of 91,403 (United States Census Bureau 2020). Today, the City has a predominantly suburban character and continues to expand its commercial and residential development.

**People Associated with this Property.** According to building permits, the house was built by Roy F. Thomas for Sophia Lako in 1963 (City of Chino var.). In 1964, Roy F. Thomas was listed at 13804 Oaks Avenue in Chino, which is approximately 600 feet south of the subject property (Ancestry.com var.). Prior to that, he resided in Chino on Euclid Avenue (Ibid.). No additional information was found for Mr. Thomas.

The original owner of the residence was Sophia Lako (City of Chino var.). Mrs. Lako was born in Los Angeles on January 8, 1889, and moved to Chino with her family at age 2 (*Chino Champion* 1965). Her father was William Jacob Schaefer, who came to the area with his wife, four sons, and Sophia, to grow sugar beets (Ibid.). His first crop did so well he was able to purchase 40 acres of land, part of which Mrs. Lako gave to the Brethren in Christ Church in 1963 (Ibid.; Gateway Karis Church n.d.). This acreage is also the location of the 5849 Schaefer Avenue residence. Sophia married Samuel Lako in 1922 and had two children: Samuel and Sherry Elizabeth (Ibid.). Schaefer Avenue is named for her father, William Schaefer, and it appears that the family home is still extant at 13804 Oaks Avenue (Ibid.). Following the death of Sophia, her son, Samuel Lako, and her son-in-law and daughter, Henry and Sherry Colepaugh, retained ownership of the property (City of Chino var.; *Chino Champion* 1967). By 1974, Malcolm Boring Company, Inc. was listed at 5849 Schaefer Avenue (*Chino Champion* 1974). At that time, the company applied for a Conditional Use Permit for a storage and construction equipment repair facility, including the reconditioning of pipe, on 5 acres on the west side of Oaks Avenue approximately 660 feet south of Schaefer Avenue (Ibid.). However, aerial photographs show that the property adjacent (see *Continuation Sheet*)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5 \*Resource Name or #: (Assigned by recorder) 5849 Schaefer Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*B10. Significance:** (continued from page 3)

to the west and south of the residence remained undeveloped and apparently unused until after 1998 when it appears to have been used for truck parking until at least 2005 (Historicaerials.com var.). The Malcolm Boring Company remained at 5849 Schaefer Avenue until at least 1978 (City of Chino var.).

**Significance Evaluation.** In compliance with CEQA, this property is being evaluated for historical significance under the California Register criteria. The City of Chino does not have any criteria.

**Criterion 1 - 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.** This residence was built during the post-World War II (WWII) residential boom that made a significant contribution to the broad patterns of local, regional, and even national history. "More than 40 million housing units were built in the United States during the 30-year period following the end of World War II, and at least 30 million of these were single-family houses" (California Department of Transportation 2011:2). These homes were typically modest in size and style and constructed in a short time as part of large tracts marketed to the working class. "The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community" and typically a single home would not be individually significant in this context (California Department of Transportation 2011:121). This residence was built as a single development, not part of a housing tract. It does not convey an association with or exemplify the postwar pattern of development. It is not significant under this criterion.

**Criterion 2 - Associated with the lives of persons important to local, California or national history.** Based on the research discussed above, the residence is associated with the pioneer Schaefer family who came to Chino in the early 1890s. The property was part of 40 acres owned by sugar beet farmer William J. Schaefer. His daughter Sophia built and occupied the house for less than two years (1963–January 1965) before her death at age 76. The house is not associated with the productive lives of the Schaefer family. It is not significant under this criterion.

**Criterion 3 - 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.** This vernacular residence does not embody distinctive characteristics of an architectural style or period. No evidence was found that it is the work of a master architect or builder, and it does not have high artistic value. It is not significant under this criterion.

**Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.** This residence was built in 1963 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

**\*B12. References:** (continued from page 2)

City of Chino

n.d. "History of Chino." Accessed online in August 2013 at: <http://www.cityofchino.org/Modules/ShowDocument.aspx?documentid=4913>.

Var. Building permits for 5849 Schaefer Avenue. Provided by the City of Chino.

De Martino, Thomas, Jeff Sanders, and Nancy I. Sanders

2011 *Images of America: Chino*, Arcadia Publishing.

Gateway Karis Church

n.d. About. Accessed online in September 2024 at: <https://www.gatewaykaris.org/about>

Gudde, Erwin

1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Berkeley and Los Angeles, California: University of California Press.

Hayes, Derek

2007 *Historical Atlas of California*. University of California Press.

Historicaerials.com

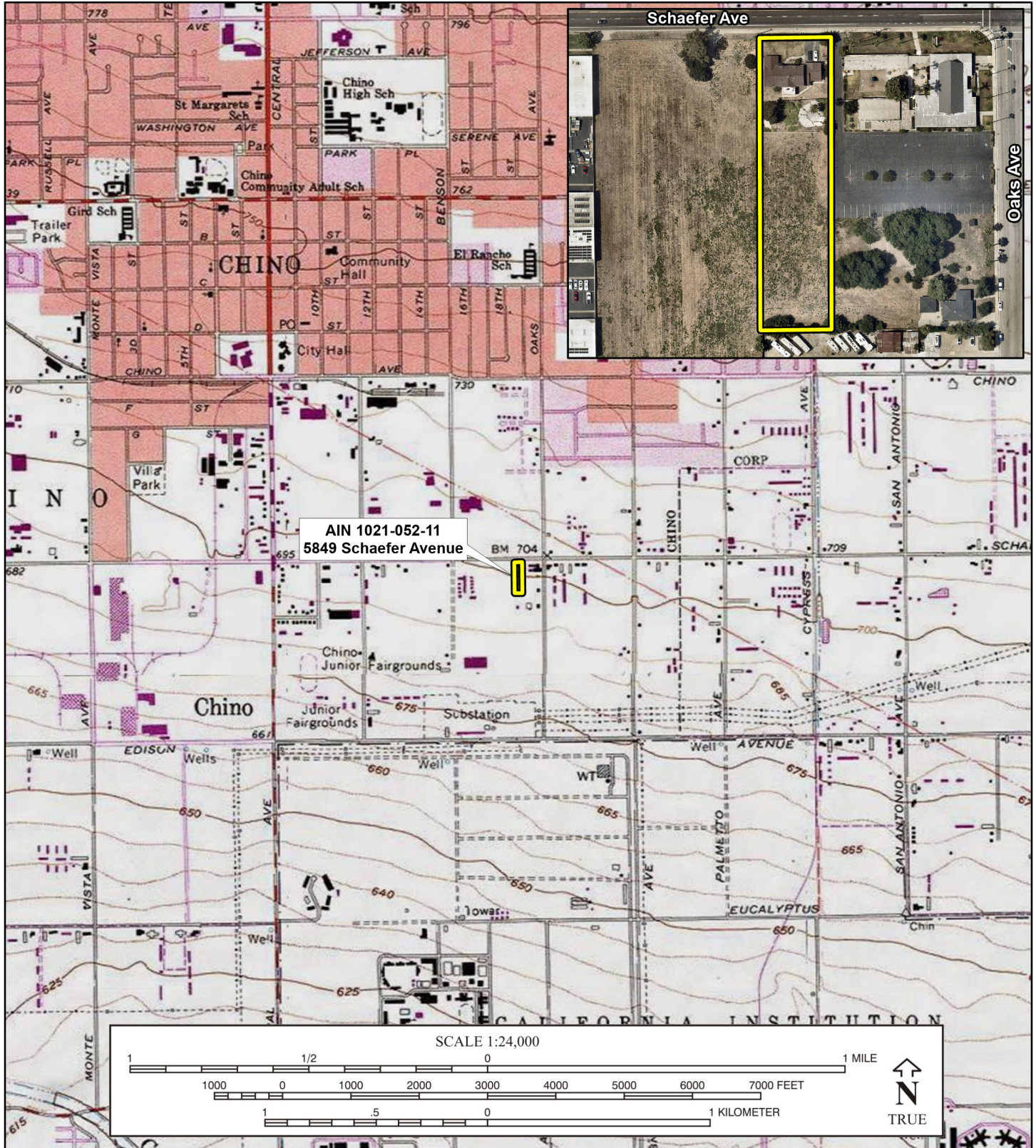
Var. Aerial photographs of the property and vicinity accessed online in September 2024 at: <https://www.historicaerials.com/viewer>.

United States Census Bureau

2020 Accessed online in September 2024 at: [https://data.census.gov/profile/Chino\\_city,\\_California?q=160XX00US0613210](https://data.census.gov/profile/Chino_city,_California?q=160XX00US0613210).

State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

Resource Name or #: 5885 Schaefer Avenue

**P1. Other Identifier:** Gateway Community Church

**\*P2. Location:**  Not for Publication  Unrestricted \*a. County: San Bernardino and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Ontario, CA Date: 1967 PR 1981 T 2S; R 8W; Section: 13; S.B.B.M.

c. Address: 5885 Schaefer Avenue City: Chino Zip: 91710

d. UTM: Zone: 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 1021-052-06 located on the southwest corner of Schaefer Avenue and Oaks Avenue.

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

This property is developed with a church, a parking lot, and a single-family residence (13770 Oaks Avenue). The single-family residence is evaluated on a separate DPR form. The property is located in a mixed-use area that includes mostly modern commercial and residential properties. The church is comprised of the sanctuary building (1963) on the corner of Schaefer and Oaks avenues, a classroom building (1966) adjacent to Schaefer Avenue and connected to the sanctuary by a covered walkway, and a building (1970) behind the classroom building that is also connected to the sanctuary by a covered walkway. Between the classroom building and the other building, there is a play area.

The sanctuary building is oriented north-south and has a tall, steeply pitched gable roof on a flat roof with moderate eaves. The exterior walls are stucco, scored concrete, and flagstone. The north elevation has flagstone walls flanking a ribbon of eight, vertical-rectangular, two-paned windows that are centered below the gable peak, which features a large cross mounted in front of a narrow, vertical-rectangular window set in a frame of scored concrete. The articulated east elevation, adjacent to Oaks Avenue, has a window; a metal gate across a recessed area; a full-height perforated block screen wall; a north-facing metal gate; a block wall in front of a recessed area with a north-facing door and a ribbon of six, vertical-rectangular windows; a small, aluminum-framed sliding window; and a pair of slightly recessed metal-framed glass doors flanked by metal-framed, fixed windows. The south (rear) elevation has seven pairs of sliding windows. *See Continuation Sheet*

**\*P3b. Resource Attributes:** (Original uses) HP16-Religious building

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

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #) Top: Façade, view south; bottom: east (side) elevation, view west (8/20/24)

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

Prehistoric  Both  
1963 (Building permit)

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

Gateway Community Church  
5884 Schaefer Avenue  
Chino, CA 91710

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
August 20, 2024

**\*P10. Survey Type:** (Describe)  
Intensive-level CEQA compliance



*See Continuation Sheet*

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 5885 Schaefer Avenue

**B1. Historic Name:** Brethren in Christ Church

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Church      **B4. Present Use:** Church

\***B5. Architectural Style:** Mid-Century Modern

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

- 1962 Permit issued in December to owner Brethren in Christ Church for a new one-story, 7,180 square-foot building with a composition roof and six exits.
- 1963 Electrical and plumbing permits issued to owner Brethren in Christ Church. The contractor is listed as Roy Thomas.
- 1964 Permits to install 331 feet of 4-foot-high chain link fencing and to erect a 3-foot X 4-foot sign for a church bulletin board.
- 1965 Electrical permit issued to owner Brethren in Christ Church.
- 1966 Permit issued to owner Brethren in Christ Church to construct a 15-foot X 100-foot building with a composition roof, concrete floors, and one exit per room. The permit includes the covered walkway between buildings. The designer is listed as Louis Gamble and Assoc.
- 1970 Permits issued to owner Brethren in Christ Church for heating and air conditioning and a 3,564-square-foot building with concrete floors and six exits. Designer is listed as Louis Gamble Assoc. and engineer is listed as Rudolph F. Legm? (last name is illegible).
- 1980 Permit issued to owner Brethren in Christ Church for a 25-square-foot sign.
- 1982 Permit issued to owner Brethren in Christ Church for heating and air conditioning.
- 1986 Permits issued to owner Brethren in Christ Church to replace a window with a door on the east side of the building, remove steps, and construct a new platform in the chapel area.
- 1987 Permit issued to owner Brethren in Christ Church to add 30 feet of a 6-foot-high block wall.
- 198? Permit issued to owner Brethren in Christ Church to add a door and window to the existing building and 2 feet to the top of the existing block wall. (Permit date is illegible.)
- 2000 Permit issued to owner Gateway Community Church for a 7-foot X 4-foot monument sign.
- 2008 Permit issued to owner Brethren in Christ Church to reroof with a flat roof, 58 squares.
- 2013 Permit issued to owner Chino Brethren in Christ Church for a temporary tent for an event.
- 2019 Permit issued to owner Century Commercial to reroof 42 square-feet.

\***B7. Moved?** No    Yes    Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:** parking lot, single-family residence (13770 Oaks Avenue, evaluated separately)

**B9a. Architect:** Louis Gamble Assoc. (1966 and 1970 additions)    **b. Builder:** Roy Thomas (1963 construction)

\***B10. Significance: Theme:** \_\_\_\_\_    **Area:** \_\_\_\_\_

**Period of Significance:** \_\_\_\_\_    **Property Type:** \_\_\_\_\_    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1963 Mid-Century Modern church does not meet the criteria for listing in the California Register of Historical Resources (California Register). The City of Chino does not have evaluation criteria for cultural resources. This church is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

**Historic Context.** See *Continuation Sheet*

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

\***B12. References:**  
See *Continuation Sheet*

**B13. Remarks:**

\***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** September 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Refer to Location Map

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 7 \*Resource Name or #: (Assigned by recorder) 5885 Schaefer Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*P3a. Description** (continued from page 1)

The one-story classroom building is rectangular in plan and has an east-west orientation. It is attached to the sanctuary building by a covered walkway that is enclosed on three sides and has T1-11 siding on the north (street-facing) wall. The north elevation of the classroom building has flagstone accents at either end, six aluminum-framed sliding windows, and four wall-mounted air conditioning units. The south elevation has several doors and windows.

The building south of the classroom building has either square concrete block walls or scored concrete walls. It has a bi-level flat roof and moderate eaves. The south elevation has five aluminum-framed, sliding windows of varying sizes and three doors. One door is accessed by a concrete ramp, and one is accessed by concrete steps. The west elevation has one door. The north elevation (facing the play area) has a door and some windows.

Both additions, the classroom building and the other building, are architecturally nondescript. The classroom building attempts compatibility with the sanctuary building by incorporating a flat roof and flagstone accents. The other building, which is not visible from Schaefer Avenue and only minimally visible from Oaks Avenue, uses the square accent pattern behind the sanctuary building's cross. However, applied to the entire building, it is overdone. Additionally, because this building is behind the sanctuary building, the connection is easily missed.

**P5a. Photo** (continued from page 1)



Rear addition, view northeast (9/13/24).

**\*B10. Significance:** (continued from page 2)

**Historic Context.** The first Europeans, namely Spanish explorers and missionaries arrived in the present-day Chino Valley area in the late 18<sup>th</sup> century. In 1771, the Mission San Gabriel Arcángel was established, beginning the rapid decline of the Gabrielino population and ushering in what became known as the Spanish/Mission (1769–1821) and Mexican/Rancho (1821–1848) periods in California history (Bean and Smith 1978: 540–541). Chino Valley was used as grazing pastures for the mission's vast herds of cattle (De Martino et al. 2011:7).

During the Spanish and subsequent Mexican control, much of western San Bernardino County was divided into several land grants, known as ranchos (Beck and Haase 1974:24). In 1841, Don Antonio Maria Lugo, a prominent Californian from Pueblo Los Angeles, was granted 79,000 acres from Governor Alvarado, adding to his already vast holdings that stretched from the San Bernardino Mountains to San Pedro on the coast (De Martino et al. 2011; City of Chino n.d.). Half of the land was to be developed by Lugo's three sons, Jose Maria, Vicente, and Jose del Carmen. The remaining land became known as Rancho Santa Ana del Chino (Gudde 1998:77).

"In 1831, a Pennsylvanian named Isaac Williams came to California as a member of Kit Carson's fur trappers. Ten years later, he married Lugo's daughter Maria and purchased the rancho from his father-in-law for \$10,000. Within a few years, Williams had increased his landholdings from 39,000 acres to 48,000 acres, and by 1848, it was recorded that he had 10,000 head of cattle and 500 horses on his ranch. By 1850, William's livestock tripled, and his spread was one of the largest privately owned properties in Southern California" (De Martino et al. 2011:7).

California became a territory of the United States in 1848 and the 31<sup>st</sup> state in the Union in 1850 (Hayes 2007:87, 102). After William's death in 1856, his son-in-law Robert Carlisle acquired the property and leased it to the Butterfield Stage Company. Following his death in 1865, his widow, Francesca Williams Carlisle, sold the land to cattleman Joseph Bridger. See *Continuation Sheet*

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DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
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Page 4 of 7 \*Resource Name or #: (Assigned by recorder) 5885 Schaefer Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*B10. Significance:** (continued from page 3)  
Bridger in turn sold the rancho to Richard Gird, considered the father of modern-day Chino, in 1881 (De Martino et al. 2011: 7-8). Gird soon subdivided 24,000 acres into 10-acre plots located around the square-mile township of Chino (De Martino et al. 2011:8; City of Chino n.d.).

Population in the area boomed with the arrival of the railroad. When the Pomona-Elsinore link to the Southern Pacific Railroad was constructed along Central Avenue, it brought with it an influx of Scandinavian immigrants and workers (De Martino, Sanders, and Sanders 2011:8). "A water reservoir supplying both the town and the train depot was completed in 1889" (Ibid.).

Agriculture became the growing town's primary industry, thanks to Gird's purchase of a water development company in Claremont. In 1891, with the Oxnard brothers as partners, Gird built a sugar beet refining factory and began cultivation of 2,500 acres for beet growing (De Martino et al. 2011:8). The town's population increased tenfold as new factory workers and field hands poured into the area.

The City of Chino was finally incorporated in 1910.

Success of the beet factory was short lived, closing in 1917, and sugar beets were soon replaced by walnut production and dairy farming as Chino's largest agricultural industry. Chino became a top dairy producer by 1940, boasting the title of largest milk-producing community in the nation's largest milk-producing state (De Martino et al. 2011:8). The town remained agricultural throughout much of the 20<sup>th</sup> century, attracting farmers and farm laborers from a variety of backgrounds and ethnicities: immigrants from Mexico and Asia, African-Americans, Swedes, Swiss, Dutch, and Portuguese (De Martino et al. 2011:25). Stone fruit orchards, row crops, and poultry farming were also commonplace in Chino. During World War II, many farmers grew potatoes or corn to support the troops overseas (De Martino et al. 2011:23).

"In 1975, Chino set a record as the fastest growing city in Southern California. Individuals and families arrived in droves to this agricultural and garden community, boosting its population to an estimated count of 27,650, an increase of over 7,000 residents since the 1970 census" (De Martino et al. 2011:8).

According to the 2020 Census, the City had a population of 91,403 (United States Census Bureau 2020). Today, the City has a predominantly suburban character and continues to expand its commercial and residential development.

**Brethren in Christ Church.** The Brethren in Christ Church in Chino dates to 1895 when, as the East Side Sunday School, it held services in the East Side School building southeast of Chino (*Chino Champion* 1964). In 1937, it became Chino Brethren in Christ Church and built its own facility on the southwest corner of Edison Avenue and San Antonio Avenue, approximately 1.5 miles southeast of the Schaefer Avenue location (Gateway Karis Church n.d.; *Historicaerials.com* var.). That church is extant. In 1963, Sophia Lako and her brother Henry Schaefer gave 7.25 acres of land to the Brethren in Christ Church for a new building (*Chino Champion* 1964 and 1965; Gateway Karis Church n.d.). Henry and Mrs. Lako were the son and daughter of William Jacob Schaefer, for whom Schaefer Avenue is named. William came to the area in the early 1890s with his wife, four sons, and Sophia, to grow sugar beets (*Chino Champion* 1965). His first crop did so well he was able to purchase the 40 acres of land he farmed for a small downpayment (*Chino Champion* 1964). Mrs. Lako and her brother donated a portion of this land to the church, which later developed it with a church and a parsonage. (Ibid.; *Chino Champion* 1963a). The new Brethren in Christ sanctuary was dedicated on Sunday, November 24, 1963 (*Chino Champion* 1963b).

**People Associated with this Property.** The church was built in 1963 by Roy Thomas for the Brethren in Christ Church (City of Chino var.). In 1964, Roy Thomas was listed at 13804 Oaks Avenue in Chino, which is just south of the subject property (Ancestry.com var.). Prior to that, he resided in Chino on Euclid Avenue (Ibid.). No additional information was found for Mr. Thomas.

Louis Gamble Associates was responsible for the 1966 and 1970 additions (City of Chino var.). A search of California newspapers found only three mentions of this firm. In 1958, Louis S. Gamble, Assoc. was designing a new church of the Nazarene in Rialto (*San Bernardino County Sun* 1958). In 1967, architect Louis Gamble & Assoc. located at 43 East Market Street in Long Beach was preparing drawings for a sanctuary in Arroyo Grande (*Golden Coast News* 1967). Additional searches found Los Angeles area advertisements for building contractor Louis S. Gamble as early as 1937. By 1942, he was advertising himself as a specialist in building design and by 1945, he was based in Long Beach and was the architect of record for the new Calvary Church of the Valley (*San Fernando Valley Times* 1945). A review of subsequent news articles revealed that he specialized in designing churches. He is not listed in the 1956, 1962, or 1970 editions of the American Architects Directory.

**Architectural Style.** Character-defining features of the Mid-Century Modern style include simple geometric forms, post and beam construction, flat or low-pitched gabled roofs, flush mounted steel framed windows or large single-paned wood-framed windows, exterior staircases, decks, patios, and balconies, and brick or stone used as primary or accent material (City of Riverside 2009:16). When applied to religious buildings, monumentality was often achieved by the use of unusual shapes and rooflines (Ibid.).

See Continuation Sheet

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
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\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*B10. Significance:** (continued from page 4)

**Significance Evaluation.** In compliance with CEQA, this property is being evaluated for historical significance under the California Register criteria. The City of Chino does not have any criteria.

**Criterion 1 - 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.** This church was built during the post-World War II residential boom that made a significant contribution to the broad patterns of local, regional, and even national history. "More than 40 million housing units were built in the United States during the 30 year period following the end of World War II, and at least 30 million of these were single-family houses" (California Department of Transportation 2011:2). The population increase resulted in a need for related amenities such as schools and churches. This church was built to accommodate this postwar increase in church membership and its Mid-Century Modern style is reflective of the period. Although it is identifiable as postwar construction, on its own it does not convey the pattern of development associated with that period. Because of modern alterations to its setting, it does not appear to be within a potential historic district associated with postwar development. It is not significant under this criterion.

**Criterion 2 - Associated with the lives of persons important to local, California or national history.** Based on the research discussed above, the church is not associated with any historically significant people. It is not significant under this criterion.

**Criterion 3 - 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.** The church embodies some of the characteristics of the Mid-Century Modern style such as the flat roofs, the tall, steeply pitched gable roof, flush mounted metal-framed windows, and stone accent material. This general design was exceedingly common for churches built in the postwar period. Because of the plethora of similarly designed churches, this one does not rise to a level beyond the ordinary. It is not the work of a master architect or builder and does not have high artistic value. It is not significant under this criterion.

**Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.** This church was built in 1963 with large additions in 1966 and 1970. All were built using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

**B12. References:** (continued from page 2)

Beck, Warren A., and Ynez D. Haase

1974 *Historical Atlas of California*. University of Oklahoma Press.

California Department of Transportation

2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation*. Caltrans Division of Environmental Analysis, Sacramento.

*Chino Champion*

1963a Foundation Poured For Brethren In Christ Is New Sanctuary. January 24, page 21.

1963b Brethren In Christ To Dedicate New Sanctuary Sunday. November 21, page A-8.

1964 Two New Church Buildings Built, Baptists Plan New Sanctuary. January 30, page 18.

1965 Sophia Lako, Daughter of Pioneer Schaefer Family, Dies At Age 76. January 27, page 3.

City of Chino

n.d. "History of Chino." Accessed online in August 2013 at: <http://www.cityofchino.org/Modules/ShowDocument.aspx?documentid=4913>.

Var. Building permits for 5849 Schaefer Avenue. Provided by the City of Chino.

City of Riverside

2009 City of Riverside Modernism Context Statement. On file in the LSA library, Riverside.

De Martino, Thomas, Jeff Sanders, and Nancy I. Sanders

2011 *Images of America: Chino*, Arcadia Publishing.

Gateway Karis Church

n.d. About. Accessed online in September 2024 at: <https://www.gatewaykaris.org/about>.

*Golden Coast News*

1967 Planned Projects and New Business. May 18, page 3.

See Continuation Sheet

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

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

Page 6 of 7 \*Resource Name or #: (Assigned by recorder) 5885 Schaefer Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**B12. References:** (continued from page 5)

Gudde, Erwin

1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Berkeley and Los Angeles, California: University of California Press.

Hayes, Derek

2007 *Historical Atlas of California*. University of California Press.

Historicaerials.com

Var. Aerial photographs of the property and vicinity. Accessed online in September 2024 at: <https://www.historicaerials.com/viewer>.

*San Bernardino County Sun*

1958 New Rialto Church (photo caption). August 9, page 12.

*San Fernando Valley Times*

1945 Plans Approved For New Church. December 20, page 11.

*The Tribune*

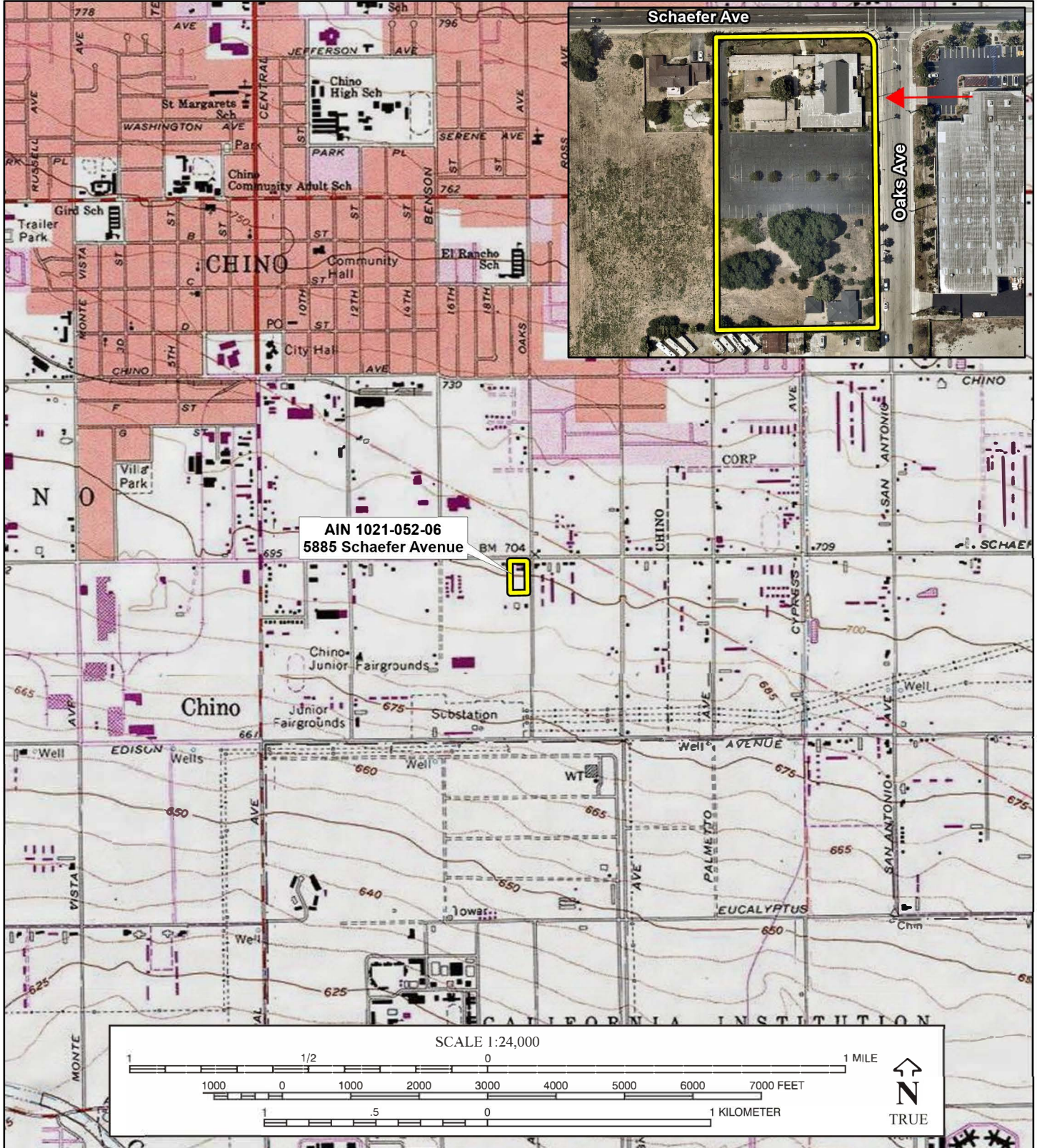
1967 Methodist Church Rising. September 2, page 2.

United States Census Bureau

2020 Accessed online in September 2024 at: [https://data.census.gov/profile/Chino\\_city,\\_California?g=160XX00US0613210](https://data.census.gov/profile/Chino_city,_California?g=160XX00US0613210).

State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Resource Name or #: 13770 Oaks Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted \*a. County: San Bernardino and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Ontario, CA Date: 1967 PR 1981 T 2S; R 8W; Section: 13; S.B.B.M.

c. Address: 13770 Oaks Avenue City: Chino Zip: 91710

d. UTM: Zone: 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)

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

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story Minimal Ranch style residence is situated on the west side of Oaks Avenue in a mixed used area. It is roughly L-shaped in plan and rests on a raised foundation. It has a moderately-pitched, cross-hip roof sheathed with composition shingles and has narrow eaves. The exterior walls are covered with stucco and narrow wood accents. The east-facing, asymmetrical façade includes two aluminum-framed ribbon windows, and a recessed covered porch with a north-facing door, an east facing door, and another aluminum-framed ribbon window. The front porch is raised, the extended eave that covers it is supported by two, square wood posts, and it is partially enclosed by picket-style balustrades. The south and north side elevations have aluminum-framed windows. Based on aerial photographs, there is a detached garage behind (west of) the residence. The property is in poor condition, but the residence appears to retain at least a moderate degree of integrity. Alterations include the north-facing door and the picket balustrades.

**\*P3b. Resource Attributes:** (Original uses) HP2-Single-family property

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

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #) Façade, view west (8/20/24)

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1964 (Building permit)

**\*P7. Owner and Address:**  
Gateway Community Church  
5884 Schaefer Avenue  
Chino, CA 91710

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
August 20, 2024

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Single-family residence      **B4. Present Use:** Single-family residence

\***B5. Architectural Style:** Minimal Ranch

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

1964 Permits issued to owner Brethren In Christ Church to construct a wood-framed, single-family residence with stucco exterior walls, a composition roof, and wood floors and a detached garage. Contractor is listed as Ideal Homes in Montclair.

1969 Permit issued to owner Brethren in Christ Church to erect approximately 165 feet of a 6-foot-high wood fence in the rear yard.

2007 Permit issued to owner Brethren in Christ Church to change out the bathroom tub, vanity, kitchen sink, outlets, and switches and reroof the house with composition shingles.

\***B7. Moved?**  No     Yes     Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:**

**B9a. Architect:** None found      **b. Builder:** Ideal Homes

\***B10. Significance: Theme:** \_\_\_\_\_    **Area:** \_\_\_\_\_

**Period of Significance:** \_\_\_\_\_    **Property Type:** \_\_\_\_\_    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1964 Minimal Ranch style residence does not meet the criteria for listing in the California Register of Historical Resources (California Register). The City of Chino does not have evaluation criteria for cultural resources. This residence is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

**Historic Context.** The first Europeans, namely Spanish explorers and missionaries arrived in the present-day Chino Valley area in the late 18<sup>th</sup> century. In 1771, the Mission San Gabriel Arcángel was established, beginning the rapid decline of the Gabrielino population and ushering in what became known as the Spanish/Mission (1769–1821) and Mexican/Rancho (1821–1848) periods in California history (Bean and Smith 1978: 540–541). Chino Valley was used as grazing pastures for the mission's vast herds of cattle (De Martino et al. 2011:7). (See *Continuation Sheet*)

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

\***B12. References:**

Architectural Resources Group

2016 City of Arcadia, Citywide Historic Resources Survey Report. On file at the City of Arcadia Development Services Department.

*Chino Champion*

1973a Charles Rickel plans to leave church here. August 17, page 3.

1973b New pastor in pulpit at Brethren Church. August 31, page 5.

1980 Brethren in Christ to install pastor. May 23, page 11.

City of Chino

n.d. "History of Chino." Accessed online in August 2013 at:

<http://www.cityofchino.org/Modules/ShowDocument.aspx?documentid=4913>.

Var. Building permits for 13770 Oaks Avenue. Provided by the City of Chino.

See *Continuation Sheet*

**B13. Remarks:**

\***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** September 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency  
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**CONTINUATION SHEET**

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Page 3 of 6 \*Resource Name or #: (Assigned by recorder) 13770 Oaks Avenue  
\*Recorded by LSA Associates, Inc. \*Date: September 2024  Continuation  Update

**\*B10. Significance:** (continued from page 2)

During the Spanish and subsequent Mexican control, much of western San Bernardino County was divided into several land grants, known as ranchos (Beck and Haase 1974:24). In 1841, Don Antonio Maria Lugo, a prominent Californian from Pueblo Los Angeles, was granted 79,000 acres from Governor Alvarado, adding to his already vast holdings that stretched from the San Bernardino Mountains to San Pedro on the coast (De Martino et al. 2011; City of Chino n.d.). Half of the land was to be developed by Lugo's three sons, Jose Maria, Vicente, and Jose del Carmen. The remaining land became known as Rancho Santa Ana del Chino (Gudde 1998:77).

"In 1831, a Pennsylvanian named Isaac Williams came to California as a member of Kit Carson's fur trappers. Ten years later, he married Lugo's daughter Maria and purchase the rancho from his father-in-law for \$10,000. Within a few years, Williams had increased his landholdings from 39,000 acres to 48,000 acres, and by 1848, it was recorded that he had 10,000 head of cattle and 500 horses on his ranch. By 1850, William's livestock tripled, and his spread was one of the largest privately owned properties in Southern California" (De Martino et al. 2011:7).

California became a territory of the United States in 1848 and the 31<sup>st</sup> state in the Union in 1850 (Hayes 2007:87, 102). After William's death in 1856, his son-in-law Robert Carlisle acquired the property and leased it to the Butterfield Stage Company. Following his death in 1865, his widow, Francesca Williams Carlisle, sold the land to cattleman Joseph Bridger. Bridger in turn sold the rancho to Richard Gird, considered the father of modern-day Chino, in 1881 (De Martino et al. 2011: 7-8). Gird soon subdivided 24,000 acres into 10-acre plots located around the square-mile township of Chino (De Martino et al. 2011:8; City of Chino n.d.).

Population in the area boomed with the arrival of the railroad. When the Pomona-Elsinore link to the Southern Pacific Railroad was constructed along Central Avenue it brought with it an influx of Scandinavian immigrants and workers (De Martino et al. 2011:8). "A water reservoir supplying both the town and the train depot was completed in 1889" (Ibid.).

Agriculture became the growing town's primary industry, thanks to Gird's purchase of a water-development company in Claremont. In 1891, with the Oxnard brothers as partners, Gird built a sugar beet refining factory and began cultivation of 2,500 acres for beet growing (De Martino et al. 2011:8). The town's population increased tenfold as new factory workers and field hands poured into the area.

The City of Chino was finally incorporated in 1910.

Success of the beet factory was short lived, closing in 1917, and sugar beets were soon replaced by walnut production and dairy farming as Chino's largest agricultural industry. Chino became a top dairy producer by 1940, boasting the title of the largest milk-producing community in the nation's largest milk-producing state (De Martino et al. 2011:8). The town remained agricultural throughout much of the 20<sup>th</sup> century, attracting farmers and farm laborers from a variety of backgrounds and ethnicities: immigrants from Mexico and Asia, African-Americans, Swedes, Swiss, Dutch, and Portuguese (De Martino et al. 2011:25). Stone fruit orchards, row crops, and poultry farming were also commonplace in Chino. During World War II, many farmers grew potatoes or corn to support the troops overseas (De Martino, Sanders, and Sanders 2011:23).

"In 1975, Chino set a record as the fastest growing city in Southern California. Individuals and families arrived in droves to this agricultural and garden community, boosting its population to an estimated count of 27,650, an increase of over 7,000 residents since the 1970 census" (De Martino et al. 2011:8).

According to the 2020 Census, the City had a population of 91,403 (United States Census Bureau 2020). Today, the City has a predominantly suburban character and continues to expand its commercial and residential development.

**People Associated with this Property.** According to building permits, the residence was built by Ideal Homes in Montclair for the Brethren in Christ Church in 1964 (City of Chino var.). No information, aside from advertisements, was found for Ideal Homes. In January 1965, a short news article recorded the dedication of the Brethren In Christ parsonage at 13770 South Oaks Avenue (*Daily Report* 1965a). Although not verified, it is assumed that the church pastors and their families resided in the parsonage. In 1965, Reverend Charles M. Rickel was the church pastor (*Daily Report* 1965b). Prior to coming to Chino, Mr. Rickel was the pastor at two churches simultaneously in Kansas (*Chino Champion* 1973a). "During his term of service [in Chino] a Sunday school wing and Tissot Hall were built [and] church membership increased by 25 percent" (Ibid.). "He helped establish the Pioneer Girls, the Christian Service Brigade, and a Sunday school bus ministry," as well as serving "as president and secretary of the Chino Ministerial Association" and chaplain for the Ontario Police Department and the Civil Air Patrol (Ibid.). In 1973, the Rickel family, including Mrs. Rickel and their three sons Merrill, Timonthy, and Brian, relocated to Thomas, Oklahoma, where Mr. Rickel became pastor of Bethany Brethren in Christ Church (Ibid.). He was replaced in Chino by Reverend Robert Bushnell (Ibid.). Mr. Bushnell, a graduate of Messiah Bible College in Pennsylvania, was the pastor at churches in Abilene, Kansas, and Des Moines, Iowa, before coming to Chino (*Chino Champion* 1973b). Mr. Bushnell was the church pastor until 1980 when he was replaced by Reverend Herb Anderson (*Chino Champion* 1980).

See Continuation Sheet

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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**\*B10. Significance:** (continued from page 3)

**Architectural Style.** The Minimal Ranch style is a subset of the Traditional Ranch style, which was immensely popular and is often considered the “quintessential Ranch house” (City of Los Angeles 2015:17). Buildings designed in the Traditional Ranch style generally have a rusticated appearance, are typically one-story, and include elements of working ranches such as wide eaves, a combination of exterior claddings, and large picture windows (Architectural Resources Group 2016). The Minimal Ranch style is a pared down version of the Traditional Ranch, with a smaller footprint and fewer architectural details, such as wall materials and ornamentation. They were typically built in accordance with the Federal Housing Administration (FHA) guidelines to be eligible for federal home loans. Because of their modest character and lack of architectural details, minor alterations to these residences often have a larger impact than they would on a more articulated design.

**Significance Evaluation.** In compliance with CEQA, this property is being evaluated for historical significance under the California Register criteria. The City of Chino does not have any criteria.

**Criterion 1 - 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.** This residence was built during the post-World War II residential boom that made a significant contribution to the broad patterns of local, regional, and even national history. “More than 40 million housing units were built in the United States during the 30 year period following the end of World War II, and at least 30 million of these were single-family houses” (California Department of Transportation 2011:2). These homes were typically modest in size and style and constructed in a short time as part of large tracts marketed to the working class. “The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community,” and typically a single home would not be individually significant in this context (California Department of Transportation 2011:121). This residence was built as a single development, not as part of a housing tract. It does not convey or exemplify the postwar pattern of development. It is not significant under this criterion.

**Criterion 2 - Associated with the lives of persons important to local, California or national history.** The residence was the Brethren in Christ Church parsonage throughout the historic period. It is assumed that Rev. Charles M. Rickel (1965–1973) and Rev. Robert Bushnell (1973–1980) lived in the house during their tenures as church pastors. Research did not find any indication that either pastor was important to the local community, State, or country. The residence is not significant under this criterion.

**Criterion 3 - 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.** This residence embodies characteristics of the Minimal Ranch style such as its small footprint and few architectural details but has sustained alterations to the façade (north-facing door and picket balustrades). No evidence was found that it is the work of a master architect or builder, and it does not possess high artistic values. It is not significant under this criterion.

**Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.** This residence was built in 1964 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

**\*B12. References:** (continued from page 2)

City of Los Angeles

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1965a Brethren In Christ. January 22, page 22.

1965b Mrs. Lako (obituary). January 27, page 8.

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See Continuation Sheet

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**CONTINUATION SHEET**

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**\*B12. References:** (continued from page 4)

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State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

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