

APPENDIX D
CULTURAL REPORTS

APPENDIX D1
CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT

CULTURAL RESOURCES ASSESSMENT
Euclid Mixed Use Specific Plan Project
City of Ontario, San Bernardino County, California

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7226 Edison Ave, 7260 & 7244 Edison Ave, P-36-25440

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USGS Quadrangle: 7.5-minute Ontario (1981), Prado Dam (1981); California



BCRCONSULTING LLC

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MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed Euclid Mixed Use Specific Plan in the City of Ontario (City), San Bernardino County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, California Register of Historical Resources (California Register) eligibility evaluations, Native American Heritage Commission (NAHC) Sacred Lands File Search, and vertebrate paleontological resources overview were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The current study partially relies on *The City of Ontario's Historic Context for the New Model Colony Area* by Galvin & Associates (2004) for historical context.

The records search has revealed that 10 previous cultural resources studies have taken place, and two cultural resources have been recorded within one half-mile of the project site. Two of the previous studies have assessed small portions of the project site for cultural resources resulting in one cultural resource (a transmission alignment designated P-36-25440) previously recorded within its boundaries. During the research and field survey, six resources were identified, recorded, and evaluated for California Register listing eligibility (i.e. significance under CEQA). These include the historic-period Grant Dairy at 13813 Euclid Avenue, a rural-residential property at 14095 Euclid Avenue, an unnamed historic-period dairy at 7275 Schaefer Avenue, a rural-residential property at 7218 & 7226 Edison Avenue, an unnamed historic-period dairy at 7244 & 7260 Edison Avenue, and a historic-period transmission alignment designated P-36-25440. California Register listing eligibility recommendations are summarized in the below table.

| Property Type | Address | California Register Eligibility |
|--|---------------------------|---------------------------------|
| Historic-Period Grant Dairy | 13813 Euclid Avenue | Recommended Eligible |
| Historic-Period Rural Residential | 14095 Euclid Avenue | Recommended Not Eligible |
| Historic-Period Dairy | 7275 Schaefer Avenue | Recommended Eligible |
| Historic-Period Rural Residential | 7218 & 7226 Edison Avenue | Recommended Not Eligible |
| Historic-Period Dairy | 7244 & 7260 Edison Avenue | Recommended Eligible |
| Historic-Period Transmission Alignment | P-36-25440 | Recommended Not Eligible |

Non-Significant Properties. The historic-period rural residential property at 14095 Euclid Avenue, the historic-period rural residential property at 7218 & 7226 Edison Avenue, and the transmission alignment designated P-36-25440 have been evaluated and are recommended not eligible for California Register eligibility. They do not warrant further consideration.

Significant Properties. The Historic-Period Grant Dairy at 13813 Euclid Avenue comprises a Streamline Moderne-style milk parlor, two residences and several ancillary buildings, and other dairy features. The dairy is recommended eligible for California Register listing under Criterion 1, 2, and 3. The property is therefore considered a "historical resource" under CEQA. However, the two residences, ancillary buildings, and other features have been modified outside the historic period. They do not contribute to the overall significance of the Grant Dairy and as such do not warrant preservation. The milk parlor is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It

features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof.

The historic-period dairy at 7275 Schaefer Avenue comprises a Streamline Moderne-style milk parlor, a second milk parlor (c1965), and two residences as well as outbuildings, several goat barns, hay storage structures, and an effluent pond to the south. Of these elements, only the Streamline Moderne-style milk parlor is eligible because it is an important local property type under Criterion 3 of the California Register. It has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows that curve around a corner, and a flat clay tile roof. The property is therefore considered a “historical resource” under CEQA, based on the significance of the milk parlor (which warrants preservation). The other buildings lack significance and do not warrant preservation under CEQA.

The historic-period dairy at 7244 & 7260 Edison Avenue comprises a historic-period residence to the west, a historic-period residence to the east, and a historic-period Streamline Moderne-style milking parlor at the center. This dairy is recommended eligible for California Register listing under Criterion 1, 2, and 3. The property is therefore considered a “historical resource” under CEQA. However, the two residences do not contribute to the overall significance of the historic-period dairy and as such do not warrant preservation. The milk parlor is an excellent example of a Streamline Moderne-style milk parlor, which has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It features design elements such as the smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof, and it warrants preservation under CEQA.

Preservation Mitigation. Preservation in place is the preferred manner of mitigating impacts to historical resources under CEQA. Based on results of the current study, the Streamline Moderne-style milk parlors described above merit preservation. If preservation is feasible, no other cultural resources work or monitoring is recommended for portions of the project site that have been subject to inventory. The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Where preservation is not an option, a data collection mitigation program has been developed in which potential adverse effects of any proposed demolition would be reduced.

Data Collection Mitigation. Prior to any project-related impacts to significant resources, the City would complete or require the completion of Historic American Building Survey (HABS) *style* photographic documentation of the subject property. While the photographs would meet HABS standards, only local curation (and no federal curation or involvement) would be necessary. The photographic documentation will be provided to the City (and any required local repositories) for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an

historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (http://ohp.parks.ca.gov/?page_id=21727).

Through this mitigation measure, impacts to the project site would be reduced. However, it may not be possible to reduce impacts of demolition below a level of significance.

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- Historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- Historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- Groundstone artifacts, including mortars, pestles, and grinding slabs;
- Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- Human remains.

Sacred Lands File Search. Findings were negative during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix C. The State Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any

California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns.

Paleontological Resources. According to CEQA Guidelines, projects subject to CEQA must determine if a project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix F has recommended that:

The geologic units underlying the project area are mapped primarily as young alluvial deposits from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1-mile radius. However, this is likely due to the project area’s distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area. Any fossil specimen from the Euclid Mixed Use Specific Plan Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

Field Survey Limits. Six parcels in the south and southeastern portion of the Specific Plan Area were not accessible during the field survey. These include Assessor Parcel Numbers 1053-281-01, -02, -03, -04, -05, and -07. Prior to any project-related developments, these parcels will require systematic field inventory to determine whether any cultural resources (including historic-period architectural resources, or historic-period or prehistoric archaeological resources) are present. All cultural resources work should take place under the supervision of a cultural resources professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Archaeology and Architectural History.

Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the NAHC to determine a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed Euclid Mixed Use Specific Plan Project in the City of Ontario (City), San Bernardino County, California. The project occupies approximately 84 acres and is bounded by dairies and undeveloped land to the north, east, south, and residential properties and commercial properties to the west. A cultural resources records search, additional research, intensive-level pedestrian field survey, California Register of Historical Resources (California Register) eligibility evaluations, Native American Heritage Commission (NAHC) Sacred Lands File Search, and vertebrate paleontological resources overview were conducted for the project pursuant to the California Environmental Quality Act (CEQA). The project site is located in non-sectioned Township 2 South, Range 7 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Ontario, California* (1981) and *Prado Dam, California* (1981) 7.5-minute topographic quadrangles (Figure 1).

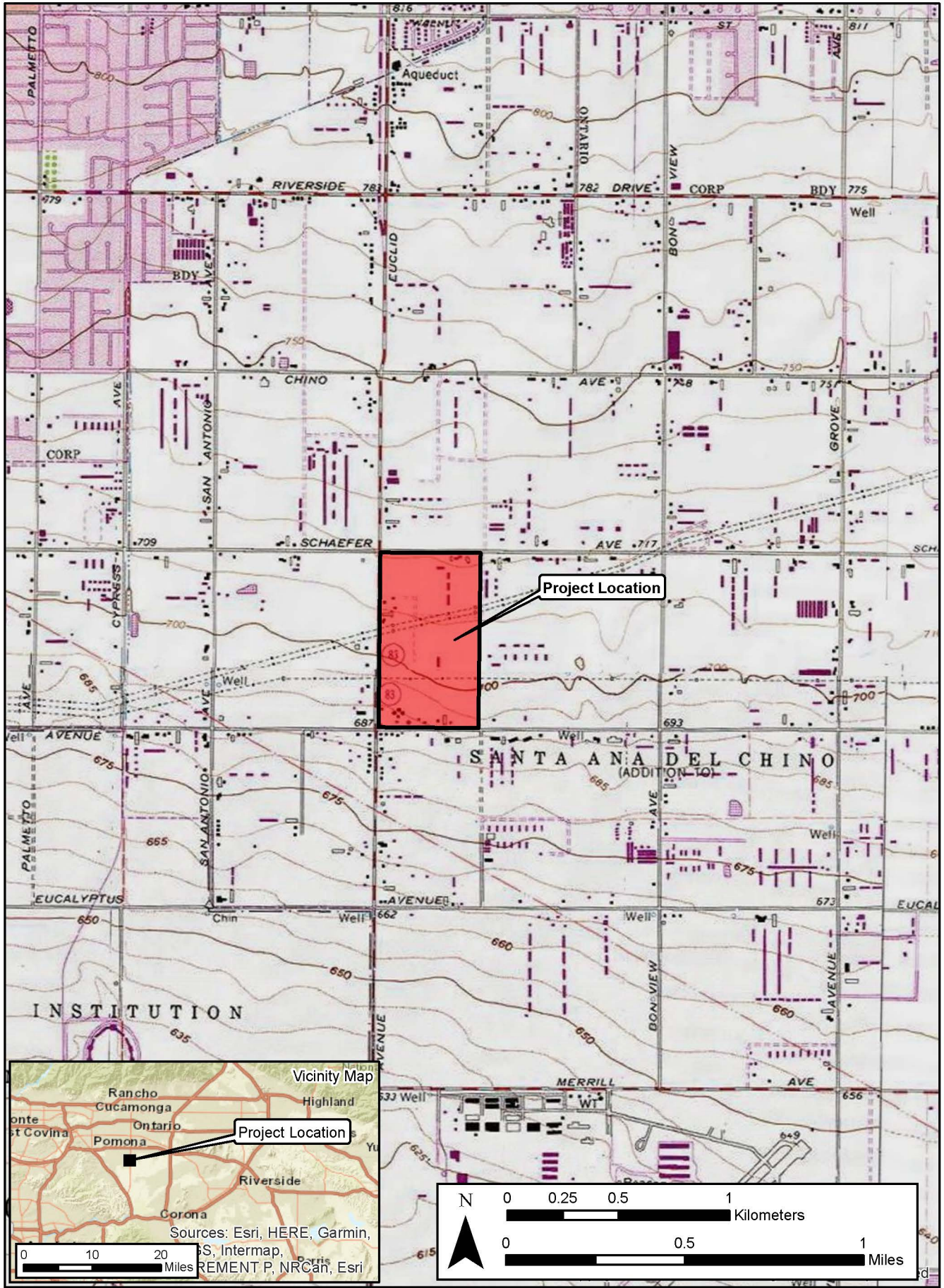
Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)).

The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of



significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or more of the eligibility criteria of the National Register will be eligible for the California Register. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

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.
2. Associated with the lives of persons important to local, California or national history.
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.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resources.” (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the “historic-period”) will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

- a) cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;
- c) Disturb any human remains, including those interred outside of formal cemeteries.

City of Ontario Designation Criteria. In addition to evaluation for California Register listing eligibility, the City of Ontario Development Code Article 26: Historic Preservation (Section 9-1.2615) provides the following designation criteria for a property to qualify as a City Historic Landmark:

- a. It exemplifies or reflects special elements of the City's history;
- b. It is identified with persons or events significant in local, state, or national history;
- c. It is representative of the work of a notable builder, designer, architect, or artist;
- d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
- e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
- f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
- g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or
- h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Cultural resources would be subject to evaluation for the above City Historic Landmark designation criteria.

Tribal Cultural Resources. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is

traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments as necessary.

Paleontological Resources. CEQA provides guidance relative to significant impacts on paleontological resources, indicating that a project would have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resource or site or unique geologic feature. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects would be required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts. Please note that as of January 2018 paleontological resources are considered in the geological rather than cultural category. Therefore, paleontological resources are not summarized in the body of this report. A paleontological overview completed by the Western Science Center is provided as Appendix F.

NATURAL SETTING

The project is located in the Chino Valley, which is bounded on the west by the San Jose Hills, on the south by the Chino Hills, on the north by the foothills of the San Gabriel Mountains, and on the east by La Sierra and the Jurupa Mountains (USGS 1981). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The area containing the project site exhibits a gradual southerly slope, and lies on a flood plain that feeds the Santa Ana River approximately five miles to the south (USGS 1981). The native biology of the region is difficult to reconstruct due to recent and historical agricultural, municipal, and industrial impacts. However, the project site is situated in the Upper Sonoran Life Zone, which is locally present between approximately 500 and 5,000 feet AMSL. This zone typically comprises cismontane valleys and low mountain slopes dominated by mixed coastal sage scrub and chaparral vegetation communities (Williams 2008).

CULTURAL SETTING

Prehistoric Context

The project site is located within the traditional boundaries of the Gabrielino (Bean and Smith 1978; Kroeber 1925). The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and

often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that continue to this day (Beattie and Beattie 1974; Cleland 1941).

Ontario (see also Appendix B for references). In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold

Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey brothers added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey brothers set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey brothers' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014:7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Local Dairies (see also Appendix B for references). The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) has documented the local dairy industry, establishing periods of significance and a detailed framework for evaluation. The summary below draws from the context and other sources to provide sufficient historical framework to orient readers; the more comprehensive 2004 context may be consulted for additional detail.

Ontario and Chino are located in the Chino Valley basin of southwestern San Bernardino County. Dairy cows came to California with American settlers during the Gold Rush, and by 1876, a State Dairyman's Association had been organized. Dairies were first established in Chino Valley in the 1890s. The first dairy was most likely the Steel and Green Dairy, comprised of adobe buildings on the site of the Battle of Chino. The industry was based on free grazing during this era, and the availability of large tracts of fertile and inexpensive pastureland drew dairy farmers from Los Angeles County. However, most dairies in the region remained closer to Los Angeles population centers for several decades and citrus groves dominated the landscape through the end of the 1940s. Through 1930, the dairies in the region were small family businesses. Yet, by 1915, milk shipments already totaled over 6,000 pounds out of Chino. As Los Angeles County grew in population, so did the regional dairy industry. In the 1920s, many Dutch immigrants started dairy farms near Los Angeles. In the 1930s, to optimize milk production, dairies began switching from free grazing to dry-lot dairying and mechanized milking (Chino Champion 1977).

In the early years, the milking equipment was sanitized with steam tanks heated by oil burners. By 1920, dairy health and sanitation laws were established. Milk was originally filtered through cloth into the cans it was shipped in. The new laws required that a milk house had to be at least sixty feet from the barn, milkers must wear clean clothes before each milking, and milk house drains were constantly flushed with water. New ammonia cooling systems were also created. After World War I, many cows in California had tuberculosis, thus pasteurization became a requirement. The Dairy Herd Improvement Association (DHIA), formerly the Cow Testing Association, was also created to improve the quality of the milk cattle (Chino Champion 1977). The association was started in the United States in 1906 by Danish immigrant Helmer Rabild and a small group of dairy farmers in Michigan. The Dairy Division of the U.S. Department of Agriculture was the biggest supporter of the DHIA. By 1926, over one-hundred associations were established across the country (Arnold 1956).

During and after World War II, the Los Angeles Basin grew as a metropolitan area, pushing dairies to peripheral areas such as Chino Valley. In 1949, Chino dairies produced one-third of the total dairy production in San Bernardino County (Chino Champion 1950). In 1950, there were 79 dairies with an average of 145 cows to a herd in the Chino area (Chino Champion 1950). Suburbanization in Los Angeles County allowed dairymen, many of whom were Dutch, to purchase larger acreage and build bigger homes in Chino Valley. During this era, local dry lot operations (which purchased all feed) began to replace traditional dairy farms, which grew some or all cattle feed. By 1957, there were more than 135 dairies in Chino Valley. The late 1950s and early 1960s dairies established in Chino Valley were the most technologically sophisticated in the US, capable of milking 450 cows a day for each worker. Herringbone milking parlors, in which cows were raised on a platform so milkers did

not have to kneel, became popular during this era to control labor costs. In 1960, an agricultural dairy preserve was established to protect the land from development, and by 1965, there were around 350 dairies in Chino Valley (Chino Champion 1977). In 1979, sixty percent of milk produced in California was from Chino Valley (Galvin & Associates 2004). Dairy products became California's number one agricultural commodity in 1993, and the state continued to lead the country in milk production into the twenty-first century (California Dairy Press Room & Resources 2023).

Streamline Moderne Milking Parlors

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) identified an unusual building type that characterizes historic-era dairies in the Ontario area, stating that the survey area has one of the largest concentrations of this building type in California. These milk parlors (also called milk houses or milk plants) are two-part buildings: a long, narrow shed with milking stalls for cows connected to a small cooling and processing building near a circular drive. The large utilitarian area where the cows are milked (historically referred to as the milking barn or milking parlor) has concrete masonry unit walls with large unglazed openings for ventilation and gabled roof. Floors are concrete for easy cleaning; stalls for cows are likewise designed for sanitation of concrete with metal stanchions. The processing/cooling/storage section of this building type (historically called the milk house or milk room) was not designed to be entered by cows or milkers. The milk houses are more visible from the public right-of-way than the barns, and thus more attention was paid to their aesthetic design. Many early examples, as documented in the Historic Context, exhibit simple Streamline Moderne architectural features including smooth symmetrical massing, stucco cladding, flat roofs with coping, curvilinear corners, and glass block windows. Larger and more elaborate examples have projecting center volumes, some with glass block at the curved corner.

The Historic Context theorized that these buildings would "most likely" have been constructed between 1920 and 1940, stating that more decorative Art Deco-style examples with geometric and angular edges as well as decorative chevrons or zigzags would have been constructed between 1920 and 1930, and that dairy owners transitioned to the Streamline Moderne style as described above between 1930 and 1940. Although revision of the 2004 Historic Context is outside the scope of the current study, some of the more serious flaws and inconsistencies within its discussion of this property type must be addressed to evaluate examples of this building type. The Context accurately describes the building type and correctly states that the Ontario/Chino area appears to boast the largest concentration of the property type in the state. However, the Context does not provide any photographic examples of the more decorative Art Deco-style milk parlors that it states would have been constructed before 1930, nor have recent field investigations revealed any dairy buildings with ornamental features that directly reference Art Deco architecture; the existence of dairy buildings with strongly Art Deco ornament appears to have been conjectural. A careful reading of the Historic Context and a review of its bibliography reveal that no sources on Art Deco or Streamline Moderne architecture were cited (in contrast to its extensive bibliography on Ranch Style architecture). Nor does the bibliography include sources focused on the architecture of dairies, the development of dairy building typology over the twentieth century, the technical requirements of twentieth century dairy buildings, or contemporaneous trade journals that discuss best practices for dairy building construction.

Furthermore, pages 44-48 of the Context have no citations whatsoever. Thus, close examination reveals that its preparers developed the 1920-1940 period of significance based on the widely understood fact that the Art Deco/Streamline Moderne architectural movement was popular during this era and that Streamline Moderne grew out of Art Deco during the Great Depression. However reasonable this assumption may have been, it was not based on evidence. As demonstrated below, these buildings were not developed between 1920 and 1940.

The use of glass block is virtually ubiquitous in these milk plants and is one of the most important character-defining features of the building type. Glass block construction was pioneered in the US for a New York hotel built in 1928. Production of glass block began about 1932 and the material was featured at the 1933-1934 Chicago Century of Progress International Exhibition and the 1939 World's Fair in New York, helping to popularize it. The height of its use was from the late 1930s through the 1940s. It became an essential element of the Streamline Moderne style since it could be incorporated into curving wall surfaces (Fagan 2015). The development history of this material definitively demonstrates that Streamline Moderne milking parlors could not have been constructed in the Chino Valley prior to 1933 at the absolute earliest. In 1925, the University of California College of Agriculture published recommendations for milk house design and construction. Although concern for sanitary conditions had led to a recommendation for the use of concrete flooring for milking parlors and milk houses during this era, best practice continued to advise wood-frame wall construction with wood sheathing and double-hung wood sash windows with screens. In the 1920s, glass block and concrete masonry units were not yet being recommended as building materials by organizations promoting progressive dairying (Belton 1925).

Although glass block was in production by the mid-1930s and theoretically could have been utilized, its use for dairy buildings would have been unlikely, since building materials trends begin in urban areas and arrive later to farming operations, where utilitarian considerations are more important than style. Review of historic aerial photographs provides further evidence that the building type was not in local use during the 1920s and 1930s. Review of historic aerial photographs for a roughly two square mile area (including the current project area) has revealed that it eventually held at least 17 of these buildings. Only two milking parlors that fit the typology had been constructed by 1949 and by 1953 there were still only two in the study area (USDA Aerial Photographs 1949, 1953, 1975). Furthermore, review of local newspapers reveals few if any new dairies established during the 1930s, and expansion of existing operations appears to have been modest during these Great Depression years. Extensive comparative research has revealed no existing California cultural resource reports or academic papers that have analyzed the building type. Several historic photographs of Los Angeles County dairies were discovered, and these demonstrate that the property type was in use in areas like Bellflower and Artesia during the 1940s and 1950s; the oldest dated photograph of a Streamline Moderne milking parlor in Artesia is from 1940. The Streamline Moderne milking parlor appears to have traveled from Los Angeles County to Ontario in the 1940s as dairymen began to move their operations to western San Bernardino County, and the trend accelerated rapidly in the mid-1950s along with the continued migration of dairies to Chino Valley. A 1940 article in the Chino Champion describes the Abacherli Dairy at the intersection of Walnut and San Antonio avenues as a

state-of-the-art local dairy plant. Although the article does not include photographs, a milk house of concrete construction with concrete floors is described and may have been an early example of the typology (Chino Champion 1940). By 1947, the *Journal of Dairy Science* was recommending glass block for use in milk processing plants because it provided illumination without allowing dirt to infiltrate like an open window. The same publication also praises its “modern look” (Nelson 1947). Other dairy-oriented publications also recommended use of the glass block and masonry construction in the late 1940s (University of Wisconsin 1949). And the extant Streamline Moderne milk parlor at the Grant Dairy (in the current study area) is known to have been built in 1947 or 1948.

The local popularity of glass block in milking parlors appears to have peaked in the 1950s, when many local examples of this building type were constructed. Glass blocks were heavily advertised in dairy trade journals throughout the 1950s, and construction of the building typology continued into the 1960s. A Streamline Moderne milking parlor appears in a 1956 article contrasting “modern dairy plants” with the large wooden barns of the early twentieth century (Chino Champion 1956). (Although its construction date is not specifically mentioned, it would be unlikely for a local newspaper to tout a building as “modern” if it were more than two or three years old.) Although documents that substantiate exact dates for construction of Streamline Moderne milk parlors in Ontario have not been discovered, available evidence indicates that most were constructed between 1940 and 1965. Since we have demonstrated that the actual construction of this building type did not take place within the Art Deco era (1920-1940) this study will use Streamline Moderne Milk Parlor in reference to this building type and will consider the period of significance 1940-1965.

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell meets the United States Secretary of the Interior Professional Qualification Standards for Archaeology and Architectural History. Mr. Brunzell wrote the technical report with contributions from Principal Architectural Historian, Kara Brunzell, M.A., BCR Consulting Archaeological Field Director, Joseph Orozco, M.A, RPA. and BCR Consulting Archaeological Crew Chief Tim Blood, M.S. Mr. Orozco, Mr. Blood, and BCR Consulting Staff Archaeologist Doug Kazmier, B.A. completed the pedestrian survey. Mr. Brunzell, Ms. Brunzell, Mr. Kazmier, and Mr. Blood completed the Department of Park and Recreation (DPR) 523 forms. Ms. Brunzell completed additional research, architectural descriptions, and historic-period built environment eligibility evaluations.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The work is also completed pursuant to City Development Code Article 26: Historic Preservation. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-

referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review the results of any studies conducted within a half-mile radius of the project boundaries;
- Additional research through various local and regional resources;
- Systematic pedestrian survey of the entire accessible project site;
- California Register eligibility evaluation for resources identified;
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA;
- Completion of DPR 523 forms for any discovered cultural resources.

Research

Records Search. On November 17th, 2022 a records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one half-mile of the project site. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through City of Ontario permit records, the Robert E. Ellingwood Model Colony History Room of the Ontario Library, the San Bernardino County Historical Archives, and through various internet resources. The research focused on land-use history, and on acquiring and consulting primary and secondary sources such as building permits, property title documents, census records, birth and death records, newspaper articles, scholarly journal articles, and biographical sources.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on October 31, 2022, February 8, 2023, and on May 22, 2023. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across the accessible project site. The following Assessor Parcel Numbers were not accessible: 1053-281-01, -02, -03, -04, -05, and -07 (see Appendix E). Also, inaccessible areas such as fenced yards, building interiors, and livestock enclosures and feeding areas were not subject to systematic survey. However, inaccessible parcels were photographed from the public right of way, and as a result, built environment resources could be assessed and evaluated on these properties. Cultural Resources were recorded on DPR 523 forms. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix B)

- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photographic overviews and photographs of all cultural resources (see Appendix B and D).

RESULTS

Research

Records Search. Data from the SCCIC revealed that 10 previous cultural resources studies have taken place, and two cultural resources have been recorded within one half-mile of the project site. Two of the previous studies have assessed small portions of the project site for cultural resources resulting in one cultural resource (a transmission alignment designated P-36-25440) previously recorded within its boundaries. Records search results are summarized in Table A, and a records search bibliography is provided in Appendix A.

Table A. Cultural Resources and Reports Within One Half-Mile of the Project Site

| USGS 7.5 Min Quad | Cultural Resources Within One Half-Mile of Project Site | Studies W/in One Half-Mile |
|---|--|---|
| <i>Ontario (1981), Prado Dam (1981), California</i> | P-36-25440: Historic-Period Chino-Mira Loma No.1 Transmission Alignment (Crosses Project Site) P-36-26725: Historic-Period Building (1/2 Mile SW) | SB-1499, 2623, 2678, 3012, 3688, 4402, 4404*, 6095*, 7898, 7968 |

*Previously assessed a portion of the project site.

Additional Research. Additional research was performed for the project site to provide the background for the historic-period cultural properties within its boundaries (see also Field Survey Results, below). Please note that references and figures for this section are provided in Appendix B.

13813 Euclid Ave (APNs 1053-071-01, -02, and -03). The subject property was part of Mexican land grant Rancho Santa Ana del Chino. Austin A. Grant (1888 – 1953) purchased seven lots totaling 45 acres from potato farmer Charles E. Stinson. Grant started the first dairy on the property in 1922; at that time much of the land in the neighborhood was devoted to citrus orchards and row crops. Grant had come to California from his native Nova Scotia in 1903, and married Florence Tully (1890 – 1966) in 1911. Like Grant, Tully was Canadian; both of their fathers had been clergymen. The couple moved to Imperial County, where Austin Grant established a dairy. A daughter, Jessie, was born in 1914, and a son, Andrew (named after Florence’s father) in 1919 (US Census records Imperial County 1920). In 1922, they relocated their young family to Ontario, purchasing property at Euclid and Schaefer Avenues where they made their home and built a model dairy business. The family apparently moved into the primary residence on the property, which appears to have been constructed during the early twentieth century, possibly by its previous owner. However, the specific construction date of the main residence on the property is unknown, and the Grants may have constructed it shortly after they purchased the dairy. Hay barns, silos, sheds, and corrals all appear to have been constructed by the Grant family beginning in the 1920s. They also planted eucalyptus along property boundaries as windbreaks. Florence Grant was active in the Methodist church as well as the clubs and charity organizations typical for elite women of the era. Her father Rev. Andrew Tully, who at this point was in his 70s, lived with the family during their early years on the property.

The Grant Dairy house and barns were sited on six-acre Lot 17 and the lots to the north and south were used for crops and pasture. In 1929, a public health survey performed by a Stanford student was reprinted in the Chino Champion; it called the Grant Dairy “one of the best equipped and one of the most sanitary.” Grant allocated 25 acres to alfalfa and 15 to corn for silage to feed his herd of 80 Jersey cows (65 of which would typically be milkers). Five acres of the property were utilized for the house, farm buildings, corrals, etc. In its early days, the dairy produced 185 gallons of raw milk a day, which was bottled and sent to Ontario for distribution; excess was delivered to a creamery. The milk barn had a concrete floor and 20 stanchions, half of which would be in use while the other half were being cleaned. It had screened windows and doors, was kept extremely clean, and there was a concrete walk between the barn and the milk house. The cows were washed and wiped clean before milking. The milk was poured into the milk house by milkers who did not enter it in order to avoid contamination, after which it was filtered through cotton cloth and cooled. The Grant Dairy had its own ice plant adjacent to the milk house as well as a boiler so hot water could be used at milkings (not a universal practice at the time). Grant closely supervised the process, and the result was milk with high butterfat and low bacteria (Chino Champion 1929).

Austin Grant was active in local lodges and clubs as well as the San Bernardino County Farm Bureau, joining its Dairy Committee shortly after establishing his Chino dairy (Pomona Progress 1924). His herd was consistently high-producing compared to others in the region; for instance, it was first in butterfat percentage at the 1937 cow testing (Chino Champion 1937). At a time when many cows had tuberculosis, Grant took extra care of his cows to ensure they were healthy and tuberculosis free (Chino Champion 1977). In 1940, Grant was elected president of the Dairy Herd Improvement Association, which was composed of local dairymen who aimed to improve their herds (Chino Champion 1940). At some point in the late 1930s or early 1940s, Grant constructed a long, narrow barn to the east of the older buildings. Research has not revealed photographs of the building, which had been demolished by the mid-1970s, but its size and footprint indicate that it was probably used for hay storage. Aerial photographs demonstrate that the current Streamline Moderne milking parlor was constructed in 1947 or 1948. Grant was a progressive dairymen who was interested in quality and sanitation throughout his career, and this milk parlor was part of the early wave of this building type in the Chino Valley and the oldest known local example of the building type. The Grants did not expand much over the years operation; in 1950, the dairy had 70 cows (which was by that time below average locally) and had added some Guernseys to its Jersey herd (Chino Champion 1950).

Jessie Grant attended business College in Los Angeles after high school graduation in the early 1930s, and after she married in 1938 continued to reside there and work as a stenographer. Andrew Grant, who was several years younger, served in the Army during World War II, and by the end of the war had become an officer. He married Doris Bird, who had grown up on a neighboring dairy, and after the war they settled on the Grant Dairy near his parents where he worked with his father. The small house south of the milk parlor appears to have been built in the late 1940s about the same time as the Streamline Moderne milking parlor, and it is likely that Andrew and Doris Grant lived there with their children.

During the 1950s and 1960s, the citrus and walnut orchards near the Grant Dairy were converted to dairies. Andrew Grant left the dairy business after his father's death in 1953 and by the late 1950s had moved off the property (US Census record San Bernardino County 1950). In 1963, Florence Grant sold the property to Alfred Fikse Jr. of Artesia (San Bernardino County Sun 1963). Fikse raised beef cattle on the property (Lake Elsinore Valley Sun Tribune 1968).

By 1973, Harm and Zwaantina "Swannie" Te Velde owned the property. Born in the Netherlands, the couple married in 1936 and came to California. They started a dairy farm, Artevel Farms, on the property (Chino Champion 1970, Chino Valley News 1983, Chino Champion 1986). Harm gained recognition by the Holstein-Friesian Association of America for his milk cows (Chino Champion 1977). In 1985, the Te Velde Trust owned the property, and it continued to pass among the eight Te Velde children. Ralph Te Velde led the farm after his father, until his death in 1998 (Chino Valley News 1979, Chino Champion 1998). In 1981, before his death, Ralph Te Velde purchased the neighboring farm, the Grassland Dairy Farm at 7275 Shaeffer Avenue, for the second Artevel Farms location (Chino Champion 1981). In 1990, Harm Te Velde died after living in Chino for 21 years (Chino Valley News 1990). In 2008, Artevel Farms became Artevel of California, LLC. In 2013, Swannie Te Velde died, leaving 116 family members. In 2023, it was the Venegas and Sons Dairy.

14095 Euclid Avenue (APNs 4053-281-04 and -05). The property was part of Mexican land grant Rancho Santa Ana del Chino. The current small parcel near the intersection was part of Lot 34 of Section 18, a roughly 300' x 900' parcel. The first known owners of Lot 34 were Byron C. Fulton (1860-1939) and his wife, Mary Jane Bailey (San Bernardino County Sun 1906). They moved from North Dakota to Chino in 1892. They purchased a large ranch property and established their home on the southeast corner of Euclid and Edison Avenues (Chino Champion 1939). They bought and sold a number of portions of their original property and other properties in Chino. In 1899, the Fulton house burned down and they moved a new house from Ontario to the northeast corner of Euclid and Edison Avenues, current address 14095 Euclid Avenue. The Fulton family appears to have stayed in the house until at least 1930. In the early 1930s, John Ephas Clapp (1876-1944) purchased all of Lot 34. Clapp was a cattle dealer and had a dairy in Chino Hills. He apparently lived on Lot 34 in a house facing Edison that was constructed about 1924 (see DPR 523 form for 7218 and 7226 Edison Avenue) with his wife, Ida Belle Clapp, and their son, Frank Clapp (Chino Champion 1941). (Since house numbers were not in use area during this period, available documents cannot definitively confirm which house they resided in.) Around 1940, the lot was divided, separating 14095 Euclid Avenue and 7218 Edison Avenue. In the 1940s, dairy farmers Mr. and Mrs. S. C. Iest, lived in the turn-of-the-century house (Chino Champion 1935, 1948). Historic aerial photographs demonstrate that the remainder of the parcel was an orchard through the middle decades of the twentieth century, and although people involved in the dairy business lived on the property at times, the parcel was never utilized as a dairy. The orchard trees were gradually replaced with large tanks for what appears to have been some type of industrial use, but research has not revealed its details. In the 1970s, Richard Clark Madole owned the property. He married Judy Southfield in 1971 and they had a son, Richard Madole Jr. Madole worked as a hay dealer (Chino Champion 1971). Madole, Paul Abatti, and Richard Van Dyke co-owned Schafer Service in Chino

(Chino Champion 1973). In 1973, Madole started R & R Commodities, Inc. on the property (Chino Champion 1973). Madole sold it to Gregory Lyon and Paula Lyon (1948-2015). In the late 1970s, the property was home of the Euclid Decorative Rock company, owned by Gregory Lyon (b.1947) and his father-in-law, Carl Bomgardner (Chino Champion 1976). In 1977, the Lyons had their son, Andrew Gregory, while living on the property (Chino Champion 1977). In the 1980s, the property was the home of Sterling Truck Equipment and Repair, Inc. (Chino Champion 1987). In 2004, the Lyons sold the property to AB & G Cattle Company. In 2010, Suresh and Shilpa Patel purchased the property. The Patels purchased the Foss mini mart in Chino in 2004, and renamed it Mars Market (Chino Champion 2004, 2005).

7275 Schaefer Ave (APNs 1053-071-04, -01, and -03). The subject property was part of Mexican land grant Rancho Santa Ana del Chino. In the early twentieth century, the subject property (Lots 1 and 18 of Section 18 in Figure 1) was part of a larger ranch that totaled about 40 acres. By 1917, George Washington Bird (1873-1944) owned the property with his wife Birchie (U.S. Directories San Bernardino County 1917). George Bird was born in Missouri and Birchie was born in Iowa. In 1920, they were living on the ranch with seven of their children; a decade later they had five children left at home and Birchie's father was also living with them (US Census Records 1920, 1930). Bird was a contractor who built oil rigs; he apparently also operated the subject property as some type of a farm, perhaps a dairy or chicken ranch. There were some small buildings on the subject parcel during this era, but none of the current buildings had been constructed. The family home was not located on the subject property but was in a group of buildings and trees clustered along a driveway near the line of eucalyptus that marked the western border of Lot 8 (see Figures 1 and 2). The Birds had to mortgage the property during the Depression and were apparently unable to make the payments; they also had trouble meeting their property tax obligations, and an auction of all four lots was announced in 1933 (San Bernardino County Sun 1933). The family somehow managed to hang on to the property through the end of the decade, but it was finally auctioned at a trustee's sale in 1940. They moved to Upland, where George Bird died in 1944 (Pomona Progress Bulletin 1944).

Alba Lee and Frances Holmes acquired the property about 1940. Alba Lee Holmes (1913-2002) and Frances Pedley (1916-2000) had been married in 1938 and Alba worked as a machinist before they purchased the ranch (Pomona Progress Bulletin 1938). They eventually had four children (Chino Champion 2000). By 1950, Alba Lee and Frances Holmes and children Stephen, Karen, and Jeffrey apparently lived on the ranch (U.S. Census Records 1950). Presumably, they were living in the Bird house on Lot 8 which was extant at that time, but the location of their residence cannot be definitively determined because addresses were not in wide use in the area during this period. After they moved to the subject property, Alba, who usually went by Lee, listed his occupation as a farmer. Aerial photographs indicate that the western Streamline Moderne milking parlor was constructed c1958; a long narrow building probably used as a storage was constructed southeast of the milk parlor about the same time, and corrals for cattle were also built.

A second milk parlor was constructed c1965, apparently by the Holmes family. It is a virtually exact copy of the neighboring Floris Ykema Dairy's milk parlor (about a half mile directly to the south, constructed c1960) which apparently served as a template. The dairy

operation on this property made little impact on the historic record and little is known about Lee Holmes' professional life. Frances Holmes worked in the estate and planning department of Pomona College and was a longtime member of the Christian Women's Club in Chino (Chino Champion 2000). The family appears to have lived on the property until at least 1964. The east half of the property appears to have been sold during the mid-1960s.

The TeVelde family purchased the property about 1973; they also acquired the Grant Dairy to the west. Born in the Netherlands, Harm and Swannie TeVelde were married in 1936 and came to the area in 1969; they may have rented the property before purchasing it. They named the properties at Euclid and Schaefer Artevel Farms (Chino Champion 1970, Chino Valley News 1983, Chino Champion 1986). Harm gained recognition by the Holstein-Friesian Association of America for his milk cows (Chino Champion 1977). The TeVeldes had eight children. The TeVelde family purchased the Grassland Dairy Farm at 7275 Shaeffer Avenue (the subject property), which comprised the second Artevel Farms location (Chino Champion 1981). Harm and Swannie's son, John TeVelde lived on Schaefer Ave with his family starting in 1969 (Chino Champion 1969). The two residential buildings on the property were constructed after 1980. Research has not revealed when the original 40-acre Bird Ranch was subdivided, but the eastern 20 acres were under separate ownership by 1987. In 1990, Harm Te Velde died after living in Chino for 21 years (Chino Valley News 1990). In 2008, Artevel Farms became Artevel of California, LLC. In 2013, Swannie TeVelde died, leaving 116 family members. In the 2010s, the property was purchased by Daniel Drake and used as the Drake Family Farms Artisan Farmstead, for the production of goat cheese. Drake Family Farms sold their goat cheese at local farmers markets (Los Angeles Times 2012).

The subject property has no extant buildings constructed prior to the 1950s, it therefore has no potential association with the following historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area: 1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 3. 1930-1949 - Dry Lot Dairying with Mechanization. Since the two milking parlors on the property were constructed during the 1950s and 1960s, it is a potential example of 4. Post-1950 - Scientific, Large Capacity Dairies, although it does not meet the minimum characteristics as analyzed in greater detail below.

7218 & 7226 Edison Ave (APNs 1053-281-01 and -02). The property was part of Mexican land grant Rancho Santa Ana del Chino. The current small parcel near the intersection was part of Lot 34 of Section 18, a roughly 300' x 900' parcel. The first known owners of Lot 34 were Byron C. Fulton (1860-1939) and his wife, Mary Jane Bailey (San Bernardino County Sun 1906). They moved from North Dakota to Chino in 1892. They purchased a large ranch property and established their home on the southeast corner of Euclid and Edison Avenues (Chino Champion 1939). They bought and sold a number of portions of their original property and other properties in Chino. In 1899, the Fulton house burned down and they moved a new house from Ontario to the northeast corner of Euclid and Edison Avenues, current address 14095 Euclid Avenue. The Fulton family appears to have stayed in the house until at least 1930. In the early 1930s, John Ephas Clapp (1876-1944) purchased all of Lot 34. Clapp was a cattle dealer and had a dairy in Chino Hills. He apparently lived on Lot 34 in the house facing Edison that was constructed about 1924 (7218 Edison Avenue) with his wife, Ida Belle Clapp, and their son, Frank Clapp (Chino Champion 1941). (Since

house numbers were not in use area during this period, available documents cannot definitively confirm which house they resided in.) The Clapps may also have operated a dairy across the street from the subject parcel. Around 1940, the lot was divided, separating 14095 Euclid Avenue and 7218 Edison Avenue. Historic aerial photographs demonstrate that the remainder of the parcel was an orchard through the middle decades of the twentieth century, and although people involved in the dairy business lived on the property at times, the parcel was never utilized as a dairy. The orchard trees were gradually replaced with large tanks for what appears to have been some type of industrial use, but research has not revealed its details.

In 1936, Claudie E. Waggoner (1913-2000) married Faye Maxwell (1915-1998) and they moved to Ontario, living at first on Grove. Around 1950, they appear to have moved onto 7218 Edison Avenue with their son, Rex and daughters Donna and Rita. They used the property as a walnut farm (Chino Champion 1963). Previously, Claudie Waggoner worked for Lucas Dairy Company. The Waggoners son, Rex Waggoner, studied soil science and agronomy at Cal Poly San Luis Obispo. After graduating, he worked as a soil scientist with the U.S. soil conservation service near Placerville. He also volunteered in the Peace Corps in Guatemala for two years, where he worked in livestock management and farming, and taught nutrition (Chino Champion 1963).

In 1957, a second house was built on the property, apparently for the Waggoner 's daughter Donna. In 1958, Peter S. Vander Meulen (1933-2011), Donna Waggoner Vandermeulen, and their three children lived at 7226 Edison Avenue. Starting in 1955, Vander Meulen worked as a heavy equipment operator with Blue Diamond Materials for thirty-five years. In the late 1960s, Rex Waggoner moved into the house at 7226 Edison Avenue, directly adjacent to his parents' house at 7218 Edison Avenue. In 1971, Rex Waggoner and his wife had a son, Steven Lee (Chino Champion 1971). Faye Waggoner died in Chino in 1998 and Claudie Waggoner died four years later (U.S. Social Security Death Index 2000). After their deaths, their oldest children, Rex Waggoner and Donna Vandermeulen (1938-2021), inherited the property.

In 2003, Roger and Jennie Camping purchased the property. Roger Camping (b.1952) and his two brothers owned Eagle Livestock in Chino (Chino Champion 1989; Progress Bulletin 1972). Roger Camping raised cows to sell for beef (Chino Champion 1986). In 2020, the property was purchased by Richard and Lisa Gentry.

7244 & 7260 Edison Avenue (APNs 1053-281-01, 1053-211-05). The dairy at 7260 and 7244 Edison Avenue was Lots 19 & 36 of Section 18 of Mexican land grant Rancho Santa Ana del Chino. The roughly 18 acres of farmland changed hands several times during the first decades of the twentieth century; although there was a small building set well back from Edison Avenue near the western parcel boundary by the 1930s, there is no indication that any of its early owners lived on the property. Nor has research revealed specific information about its early agricultural use.

The older house at 7244 Edison Avenue was constructed about 1950. The first known operators of a dairy on the property were Floris and Harriet Ykema. Born in Iowa, Floris Ykema (1920-1986) married his wife, Harriet, in 1942 and they moved to California in 1945

after he served in World War II. He worked for a dairy before starting his own in Chino. In 1954, the Chino Champion reported that the property was a new dairy operated by Floris Ykema (Chino Champion 1954). Floris and Harriet moved into the house with their young daughters Alicia, Ruth Ann, and Gladys. The family attended the First Christian Reformed Church in Chino and Floris served on the board for the Ontario Christian School. The second residence at 7260 Edison Avenue was built in 1957, and the family moved into the new Ranch-style house. The Streamline Moderne milking parlor was built between the residences about the same time, and corrals for the cows as well as pole shade structures were developed to the north of the buildings.

Ykema became an industry leader in the area; in his first year of local operation, Ykema's herd had the highest butterfat average for October (Chino Champion 1954). Ykema became the president of the District 10 of the American Dairy Association of California, and the chairman of the California Milk Advisory board (Chino Champion 1973). He became an outspoken advocate for the industry and was frequently quoted in newspapers across California. The Ykema dairy operation continued to grow, and by the 1970s he was considered a major producer. He also purchased two other dairies in Chino and leased a dairy in Hanford (Chino Champion 1979). In 1979, Ykema was elected Dairyman of the Year.

In the early 1970's, the property was also home to Jim Visser (b.1944), and Thelma DeBoer Visser (b.1944) in 1966. They moved into 7244 Edison Avenue about 1970, the year their twin sons were born. Their sons, Jarrod and Arlan Visser, died after a gasoline fire in their garage in 1972 (Chino Champion 1972). The Vissers stayed on the property until at least 1974. In 1981, the Ykemas sold the property at 7260 Edison Avenue to Donald and Wilma Van Dam. They owned an additional dairy in El Mirage, the Van Dam Dairy (Chino Champion 1979). They remained in the dairy business, with property on Edison Avenue until 2005, when their family and dairy moved to New Mexico (Chino Champion 2005). In 1985, Gordon and Jo Ann Vander Meulen lived at 7260 Edison Avenue with their daughter. The same year, Norman Sterkel and Lori Lindholm lived at 7244 Edison Avenue, with their daughter Emily Ann (Chino Champion 1985). In 2008, Eugene Cellier III lived at 7260 Edison Avenue. In 2007, Cellier started the company Bottoms Up Hooftrimming in Chino. The following year he purchased Central Mower Service in Chino from the previous owner, Charles Douma.

Field Survey

BCR Consulting Archaeological Field Director Joseph Orozco, M.A., R.P.A, Crew Chief Timothy Blood, M.S. and Staff Archaeologist Doug Kazmier, B.A. completed the field survey on October 31, 2022. The project site has been completely disturbed by historic-period and modern dairy and agricultural developments, and by the installation of public utility alignments. Vegetation at the time of survey included a seasonal pumpkin patch on the northern portion of the project site and seasonal grasses were seen throughout the project area. Average visibility was approximately 50 percent and sediment comprised sandy silt with very few rocks. Two historic-period dairies and one historic-period transmission alignment were recorded during the survey and are described in detail below.

13813 Euclid Avenue. The subject property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of urbanized Chino, with multi-family residential development across the street to the west and dairies to the east and south. The subject property is occupied by a historic-period (c1915) residence to the north, a historic-period (late 1940s) residence to the south, and a Streamline milking parlor (c1948) with a circular driveway, as well as pole structures, sheds, and outbuildings. Historic buildings are clustered on APNs 1053-071-01 and -02. These parcels are at the heart of the historic Grant Dairy with pasture and crop land on other parcels to the north and south. The primary residence, which appears to have been constructed about 1915, is at the northwest corner of 1053-071-02 near the road and is enclosed by a low concrete masonry unit wall with a brick cap. Landscaping is untended with several mature trees and palms near the house. The house is rectangular in plan with a medium-pitch multi-gabled roof with exposed rafter tails. It is clad in stucco. There is a partial width porch with a hip roof that wraps around the main (west) and south elevations. It is supported by five paired turned wood posts atop a solid brick balustrade that has been stuccoed. It shelters the main entrance. A second entrance to the right of the porch is sheltered by a projecting shed roof. Fenestration consists of double hung wood sash windows; many are boarded up. There is a bay window on the right side of the north elevation. The building is abandoned and in poor condition with windows and doors boarded up and some sagging roofs.

Adjacent wood and metal sheds (age unknown) are northeast of the residence. The wooden shed is severely dilapidated with sections of the building falling away and a collapsed roof. The metal shed is in good condition with shed roof and aluminum windows. There is a small windowless utility structure north of the sheds.

The Streamline Moderne milking parlor (c1948) is south of the main house behind a circular driveway; there are also mature trees in its vicinity. It is rectangular in plan. The front portion of the building (the milk house/milk room) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners, glass block, and a shaped parapet with decorative clay tile roofing. The main entrance on the primary (west) elevation is fitted with paneled wood doors and accessed by a wide concrete step. Fenestration consists of glass block windows and replacement sliding vinyl windows at the sides.

The back section of the building is an open-air facility (the milking parlor/milking barn) with a gabled metal roof with exposed rafter tails. The roof is supported by square wood posts that rest on a half-height solid stucco wall. The main entrance on the north elevation is a sliding metal door accessed by a concrete ramp connected to the front portion of the building. The building is in fair condition and appears to be in use. There is a small metal shed south of the milking parlor that also appears to be in fair condition.

The late 1940s residence is irregular in plan with a cross-gabled roof with vents on the gable ends. It is clad in stucco. A projecting shed roof on the main (north) elevation shelters the main entrance, which faces north (rather than west toward the street) and is fitted with a screen door and paneled wood door. Fenestration consists of double hung wood sash windows. There is a one-car garage to the north of the house connected via a breezeway.

Its vehicle entrance, on the west elevation, is fitted with a roll-up metal door. The building is in good condition and appears to be occupied. There is a simple corrugated metal shed between the garage and the milking parlor.

14095 Euclid Avenue. The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is a 0.34-acre lot occupied by a historic-period (c1905/1940) residence at the west of the parcel at 14095 Euclid Avenue. A shed to the northeast of the residence is on a separate parcel, APN 1053-281-05, which is completely surrounded by APN 1053-281-04 and apparently holds only a well and the shed enclosing it. The residence faces Euclid Avenue near its intersection with Edison Avenue. The small front yard is minimally landscaped and used primarily for parking and the area behind the house to the east is enclosed in a tall board fence. There are a few mature trees and palms near the house. The house is irregular in plan with a steeply-pitched cross-gabled roof with metal vents on the gable ends. Some sections of the house have minimal enclosed eaves while others have wider open eaves with exposed rafter tails. It is clad in stucco. There is a partial width porch with a projecting low-pitch shed roof on the main (west) elevation that is supported by four square wood posts. The porch shelters the main entrance, which is at the northern edge of the main façade and fitted with a metal security screen door. Fenestration consists of double-hung wood sash and aluminum replacement windows; there is also a large picture multiple-light window adjacent to the main entrance. The house is in fair condition.

7275 Schaefer Avenue. The subject property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It currently comprises four parcels (1053-071-04, 1053-081-01, and 1053-081-03, 1053-081-02) occupied by two historic-era milk parlors and two residences as well as outbuildings, several goat barns, hay storage structures, and an effluent pond to the south. The hay storage structures and goat barns (which were not constructed during the historic era) are near the western boundary of 1053-081-01 and overlap onto an adjacent parcel, which is currently co-owned along with the subject property but was historically part of the Grant Dairy. The milk parlors and residential buildings all face Schaefer Avenue and are clustered on APNs 1053-081-01 and 1053-081-03. The western Streamline Moderne milking parlor (c1958) is about 130 feet east of the parcel boundary behind a circular driveway. The front portion of the building (the milk house/milk room) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners with glass block, and a shaped parapet with decorative clay tile roofing. Fenestration consists of glass block and steel casement windows. A shed-roofed addition supported by metal posts and clad in plywood obscures the original primary façade of the building. The back section of the building is an open-air facility (the milking parlor/milking barn) featuring a gabled metal roof with exposed rafter tails. It appears to be in fair-good condition, although additions and adjacent structures mostly obscure it from view.

The simple building east of the c1958 milking parlor (c1980) is apparently a storage building for farm vehicles with a residential section at its west end. It is rectangular in plan with a

corrugated metal gable roof with exposed rafter tails. It is clad in stucco with vertical groove plywood at the rear. Fenestration consists of aluminum sliding-sash. The smaller building to its east (c1990) is a prefabricated residence with cross-gabled roof and plywood cladding. Both of these non-historic buildings are in fair condition.

The eastern milk parlor (c1965) is about 20 feet east of the western parcel boundary of 1053-081-03. It has a flat roof and is clad in stucco and features eaves with moderate overhang. It is accessed from the front via three partially glazed aluminum doors that are centered in the north elevation. It features mid-century modern industrial design elements including a flat roof with overhanging eaves, large windows, and horizontal massing. It is in poor-fair condition with broken and boarded up windows, rusted wall vents, and other evidence of deterioration.

7218 & 7226 Edison Avenue. The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is a 2.06-acre lot occupied by a c1924 residence to the west at 7218 Edison Avenue and a c1957 residence to the east at 7226 Edison Avenue. The residences are in the south portion of the parcel near the road and enclosed by chain link fences. Landscaping consists of several mature trees and palms near the houses. The c1957 Ranch-style house is irregular in plan with a medium-pitch multi-gabled roof with metal vents on the gable ends. It is clad in stucco. There is a partial width porch with a gable roof on the main (south) elevation that is supported by two square wood post. It shelters the main entrance, which faces east rather than toward the street and is fitted with a wood paneled door. The porch is accessed by two wide concrete steps. Fenestration consists of replacement vinyl sliding windows. There is a garage to the east of the house, which is connected to the house by a breezeway. The garage is also clad in stucco with a gable roof and features a metal roll-up garage door.

The c1924 residence to the east of the larger c1957 residence is at the southeast corner of the parcel and exhibits the basic characteristics of Craftsman architecture. It is roughly L-shaped in plan with a jerkinhead gable roof and exposed rafter tails. It is clad in horizontal wood siding. There is a projecting partial-width porch on the main (south) elevation that is supported by two square wood posts and shelters the main entrance, which is centered and fitted with a paneled wood door and is accessed by a set of two wide concrete steps. Fenestration consists of vinyl replacement windows. There is a garage to the east of the house, which has the same roof form and pitch as the house, horizontal wood siding, and a metal roll-up garage door. The garage is connected to the house by a hyphen with clerestory windows on its main façade that appears to be a later addition.

7244 & 7260 Edison Avenue. The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is an 18-acre historic-era dairy with its main buildings on the 9-acre parcel (1053-281-01) adjacent to Edison Avenue and open space with some small

buildings to the north on another 9-acre parcel (1053-211-05). 1053-281-01 is occupied by a historic-period (c1950) residence to the west, a historic-period (1957) residence to the east, and a historic-period (c1958) milking parlor at the center. The residence at 7244 Edison Avenue on the west side of the parcel near the road has untended landscaping with several mature trees near the house. The Ranch-style house is irregular in plan with a medium-pitch cross-gabled roof. It is clad in horizontal wood siding with vertical roof plywood on its south elevation. The main entrance on the east elevation is left of center and sheltered only by the roof eaves. It is fitted with a metal security screen door and accessed by three concrete steps. There is a large brick chimney on the east elevation. Fenestration consists of replacement sliding sash. The building is in fair condition, with peeling paint and the south elevation is boarded up. There is a detached garage to the north of the residence. It is rectangular in plan with a gable roof with louvered vents on the gable ends. It is clad in horizontal wood siding and is fitted with a roll-up metal garage door.

The second residence at 7260 Edison Avenue is on the southeast portion of the parcel near the road. It has untended landscaping and is enclosed by a metal chain link fence. The house is rectangular in plan with a gable roof with vents on the gable ends and exposed rafter tails. It is clad in stucco. The main entrance on the main (south) elevation is centered and fitted with a metal security screen door. It is sheltered only by the roof eaves, which project slightly at the entrance. There is a second entrance on the west elevation with is sheltered by a small projecting shed roof. Primary fenestration consists of metal sliding sash with a large picture window on the main side. There is a garage attached to the west elevation; it is fitted with a metal accordion garage door. It appears to be occupied and is in good condition.

The milking parlor at the center of the parcel is accessed by a semi-circular driveway. It is rectangular in plan. The front portion of the building (the milk parlor) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners, and a shaped parapet with decorative clay tile roofing. The main entrance is centered on the main (south) elevation and is boarded up. Fenestration consists of glass block. The back portion of the building is an open-air facility (the milking parlor/milking barn) with a gabled metal roof with exposed rafter tails. The roof is supported by square wood posts that rest on a half-height solid stucco wall. The building is in fair condition.

P-36-25540. The Southern California Edison Company Chino-Mira Loma No.1 Transmission passes through the project area in a north-westerly direction and has two sets of towers within the project boundary. One set is a steel-lattice tower with three parallel lines and the other is a larger steel-lattice tower with three sets of two parallel lines stacked on one another.

SIGNIFICANCE EVALUATIONS

During the field survey, three historic-period dairies, two historic-period rural-residential properties, and one historic-period transmission alignment were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California

Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance. The dairies and rural-residential properties are evaluated for significance below. The Chino-Mira Loma Transmission Line, designated P-36-25540, was previously evaluated and determined to be ineligible for nomination to the National Register and the California Register (Tinsley-Becker 2010). The transmission alignment does not warrant further consideration as a potential historical resource for the current study.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register or as a City Landmark, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Ontario Designation Criteria. In addition to evaluation for California Register listing eligibility, the City of Ontario Development Code Article 26: Historic Preservation (Section 9-1.2615) provides the following designation criteria for a property to qualify as a City Historic Landmark:

- a. It exemplifies or reflects special elements of the City's history;
- b. It is identified with persons or events significant in local, state, or national history;
- c. It is representative of the work of a notable builder, designer, architect, or artist;
- d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
- e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
- f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
- g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or

- h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Evaluations

13813 Euclid Avenue California Register Evaluation. Potential contextual associations are described below, followed by evaluations under California Register criteria.

Potential Contextual Associations

The Grant Dairy is potentially associated with two significant historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area, which identifies building typologies connected to historic contexts significant to the development of the dairy industry in Chino Valley. It is an example of 1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940 – 1965) as discussed above.

1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties minimum characteristics according to Historic Context:

a residence that dates to the period 1900-1930 in an architectural style that exhibits little alteration, a barn (either a crib barn, large barn with loft, or early milking parlor, or one of each), a circular driveway, and open space to the rear of the property. The property could have a detached one car garage, but this characteristic is not essential.

The Grant Dairy features a residence constructed during the period of significance, but it is not a recognizable example of an architectural style from the era, nor does it exhibit little alteration. Although research has not revealed historic-era photographs of the house, it has some modest features of both late Victorian-era architecture (turned porch posts, tall double-hung windows) and some features associated with Craftsman architecture, such as its medium pitch gabled roof. Other features of the house, such as stucco cladding over original wood or brick and enclosure of the front porch appear to have been modifications after 1950. The property does have a circular driveway and open space at the rear of the property, but does not possess a barn, single car garage, or other building constructed during the period of significance for this context, and it has at least three buildings constructed after 1930. Therefore, it possesses only two of four required minimum characteristics and also has disqualifying (according to the Historic Context) newer buildings. Furthermore, at 45 acres in 1922, the Grant Dairy was far larger than typical for this property type, defined in the Historic Context as being 9 acres or less. Thus, although it was established during the period and its house dates from this era, according to the definitions of the Historic Context it has low integrity and does not exhibit the minimum characteristics of a property identified as having an association to this context. Therefore, the property does not convey its association as a pre-1930 dairy property.

2. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The Grant Dairy Milk Parlor exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described and identified the building type as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context within a 1940-1965 period of significance.

California Register Criteria

Criterion 1: The property at 13813 Euclid Avenue was constructed within the context of residential and agricultural development in Ontario and has important associations with the historic development of the dairy industry in the Chino Valley. It was an early example of a commercially viable dairy that, while utilizing traditional practices such as growing feed, also adopted the latest technology for keeping cows healthy and producing high-quality, low-bacteria milk. Austin Grant was considered a leader in the regional dairy world, and over his three decades on the property, his dairy was singled out as exemplary. He gave many public talks about best practices in the industry, served in leadership of dairy industry boards, and consistently won awards for the high butterfat content of Grant Dairy milk. The property appears to be one of the oldest extant dairies in the region and one of the longest-operating properties of its type. It was among the first dairies in the neighborhood to construct a modern milk house with the concrete floor and walls and glass block windows associated during that era with progressive dairying and good sanitation. It is therefore recommended eligible for the National Register and the California Register under Criterion 1.

Criterion 2: Substantial research has linked the subject property with individuals who have been notable in local history. Austin Grant was a pioneer in the dairy industry in the Ontario and Chino area. He appears to have made a lasting impact on local history, actively promoting industry best practices, sharing knowledge, and encouraging young people (including his own son) to seek careers in the dairy business. Grant lived and worked on the property for over three decades of his productive life. Therefore, the property is significantly associated with the life of an important person in our history. For these reasons, it is recommended eligible for the National Register and California Register under Criterion 2.

Criterion 3: The two residences are not significant for their architecture and the original residence has been modified outside the historic period; therefore, they do not contribute to the architectural significance of the property. The milking parlor is an excellent example of an Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the

rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof. Constructed between 1947 and 1948, it was one of the first buildings of its kind in the neighborhood and a prototype for the increasing popularity of Streamline Moderne Milk parlors during the 1950s. Therefore, the property embodies the distinctive characteristics of a type of construction specifically developed for the dairy industry. For these reasons, it is recommended eligible for the National Register and California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 13813 Euclid Ave is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Integrity

Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

Historic photographs of the property and documentary evidence indicate that there have not been any significant modifications to the milking parlor and its Streamline Moderne milk house (which are the most important character-defining features of the historic property) since its original construction. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the Grant Dairy has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remains mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

The loss of associated features such as the silos and deterioration of the main house has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a late 1940s milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. It also retains landscape features such as a circular drive and the historic spatial relationship between dairy buildings and open space. These essential and defining features allow the building to strongly evoke the feeling of a Streamline Moderne milking parlor and convey its historic identity. It therefore retains integrity of feeling.

The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940-1965 milk parlor. It therefore retains integrity of association.

The Grant Dairy milking parlor retains sufficient integrity to convey its identity as a historic dairy building.

The subject property and its c1948 milk parlor are therefore recommended eligible for listing on the California Register, and as such qualifies as a historical resource under CEQA.

13813 Euclid Avenue City of Ontario Designation Criteria. The property meets the requirements for designation under the following criteria:

- a. The property exemplifies/reflects special elements of the City's dairy history.
- b. It is identified with Austin Grant-a pioneer in the dairy industry.
- d. The milk parlor embodies distinguishing architectural characteristics.
- h. The milk parlor is one of the few remaining examples in the region of its type.

14095 Euclid Avenue California Register Evaluation. This property was never used as a dairy and therefore has no associations with the New Model Colony.

California Register Criteria

Criterion 1: The property at 14095 Euclid Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the Chino Valley. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the California Register under Criterion 1.

Criterion 2: The property is not associated with the life of persons important to our history. Some of the families who lived on the property were involved in the dairy industry of Ontario but were not significant contributors to the area's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. The house provided shelter for ordinary working people: farmers and business owners. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the California Register under Criterion 2.

Criterion 3: The residence is not significant for its architecture. Research did not reveal an architect or important builder associated with its construction. The building is an unremarkable example of a turn-of-the-century dwelling that has been severely altered over the decades with multiple additions, stucco cladding, window replacement, and other modifications. It lacks decorative features or references to a particular architectural style, nor is it an outstanding example of vernacular architecture. For these reasons, it lacks the significance and integrity required for historic listing and is recommended not eligible for the California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 14095 Euclid Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

14095 Euclid Avenue City of Ontario Designation Criteria. The property does not meet any of the eight City Designation Criteria, and as such does not qualify as a City Historic Landmark.

7275 Schaefer Avenue California Register Evaluation. Potential contextual associations are described below, followed by evaluations under California Register criteria.

Potential Contextual Associations

As analyzed below, it is an example of 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940-1965).

3. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The subject property exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described it and identified it as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context.

4. Post-1950 – Scientific, Large Capacity Dairies minimum characteristics according to Historic Context:

at least one large residence that dates to this period in the Ranch architectural style that exhibits little alteration, a large “herringbone style” milking parlor designed in the Ranch style, a circular driveway, numerous geometrically spaced rows of pole structures and other related dairy facilities, and a vast expanse of open space to the rear of the property. The property may have multiple large residences and a few smaller workers’ residences.

The subject property has two milking parlors that date from this era, and its c1965 milking parlor appears to exhibit the later herringbone style as required for significance under the Historic Context; it also has circular driveways. However, the current property at 20 acres is only half the size of the original ranch and not close to the average 40-acre size of properties within this context. Furthermore, the subject property lacks a large Ranch-style residence, and has no residential buildings constructed within the 1950 – 1969 period of significance for this context. Although it has numerous geometrically spaced rows of pole structures and other agricultural buildings, all were constructed well outside the historic era and appear to have been purpose-built for the current goat dairy, and therefore do not fit within this context. There has also been an addition of a prefabricated dwelling and a combination residence/vehicle storage building in a prominent location near the street and between the milking parlors outside the historic era. Buildings constructed after 1969 and the addition of manufactured homes are specifically mentioned in the Historic Context as factors that would render a dairy property developed during this era low integrity. Therefore,

according to the standards set forth by the Historic Context, the property no longer conveys its historic association as a post-1950 dairy property.

Since the property qualifies as a high integrity example of a Streamline Moderne Milk parlor is eligible for local listing under Context 2 but ineligible under the other contexts as set forth in the Historic Context.

California Register Criteria

Criterion 1: The property at 7275 Schaefer Avenue was constructed within the general context of agricultural and residential development in Ontario, however, research has revealed no significant association with important events related to the founding of that municipality, with development of the region, postwar residential expansion, the development of the dairy business, or with any other important historic context. It was one of many dairies established in the area during the twentieth century. It is therefore recommended not eligible for the National Register or the California Register under Criterion 1.

Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Its early owners were ordinary people; no houses were located on the subject property within the historic era, so it had no residents. Therefore, it lacks association with the lives of important persons in our history. For these reasons, it is recommended not eligible for the National Register or California Register under Criterion 2.

Criterion 3: The western milking parlor is an example of an important local property type. The building is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows that curve around a corner, and a flat clay tile roof. It was constructed c1958, within the revised period of significance recommended for Streamline Moderne milk parlors. Although the eastern milking parlor was also constructed within the historic era, it is a lesser example of a Midcentury modern milk parlor and has also suffered alterations such as having windows boarded up; it therefore lacks the architectural significance and integrity required for historic listing. For these reasons, the western milk parlor alone is recommended eligible for the National Register or California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. The subject property is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Integrity

Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

Although additions to its façade have obscured it from view, the original historic fabric of the milk parlor appears intact beneath these additions. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the subject property has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remain mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

Intrusion of non-historic-era buildings near the milking parlor has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a c1958 milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. These essential and defining features would allow the building to strongly evoke the feeling of a Streamline Moderne milk parlor if additions were removed. The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940 – 1965 milking parlor. It therefore retains integrity of association.

The western milking parlor retains sufficient integrity to convey its identity as a c1958 dairy building.

The subject property and its constituent c1958 milking parlor are therefore recommended eligible for listing on the California Register, and as such qualifies as a historical resource under CEQA.

7275 Schaefer Avenue City of Ontario Designation Criteria. The property meets the requirements for designation under the following criteria:

- a. The property exemplifies/reflects special elements of the City’s dairy history.
- d. The milk parlor embodies distinguishing architectural characteristics.
- h. The milk parlor is one of the few remaining examples in the region of its type.

7218 & 7226 Edison Avenue California Register Evaluation. This property was never used as a dairy and therefore has no associations with this local historic context.

California Register Criteria

Criterion 1: The property at 7218 and 7226 Edison Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the Chino Valley. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the California Register under Criterion 1.

Criterion 2: The property is not associated with the life of persons important to our history. The families who lived on the property were not significant contributors to the area’s development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. The houses provided shelter for ordinary working people: farmers and business owners. Therefore, the property lacks the strength of

association required for eligibility under Criterion 2. The property is recommended not eligible to the California Register under Criterion 2.

Criterion 3: The two residences are not significant for their architecture. Research did not reveal any architects or important builders associated with their construction. The buildings are unremarkable examples of modest-sized 1920s and 1950s houses in Ontario. Although the older house has some basic elements of Craftsman architecture and the newer house is Ranch-style, neither is an outstanding example of an architectural movement. Furthermore, both have been altered outside the historic period with window replacement and other unsympathetic changes. For these reasons, they lack the significance and integrity required for historic listing and are recommended not eligible for the California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 7218 and 7266 Edison Ave are examples of well understood types of construction and do not appear to be a principal source of important information in this regard.

7218 & 7226 Edison Avenue City of Ontario Designation Criteria. The property does not meet any of the eight City Designation Criteria, and as such does not qualify as a City Historic Landmark.

7244 & 7260 Edison Avenue California Register Evaluation. Potential contextual associations are described below, followed by evaluations under California Register criteria.

Potential Contextual Associations

The subject property has no extant buildings constructed prior to the 1950s, it therefore has no potential association with the following historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area:

1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 3.1930-1949 - Dry Lot Dairying with Mechanization. Since two milking parlor on the property was constructed during the 1950s, it is a potential example of 4. Post-1950 - Scientific, Large Capacity Dairies, although it does not meet the minimum characteristics as analyzed in greater detail below.

As analyzed below, it is an example of 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940 – 1965).

2. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as

described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The subject property exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described it and identified it as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context.

4. Post-1950 - Scientific, Large Capacity Dairies minimum characteristics according to Historic Context:

at least one large residence that dates to this period in the Ranch architectural style that exhibits little alteration, a large “herringbone style” milking parlor designed in the Ranch style, a circular driveway, numerous geometrically spaced rows of pole structures and other related dairy facilities, and a vast expanse of open space to the rear of the property. The property may have multiple large residences and a few smaller workers’ residences.

The subject property has one Streamline Moderne milking parlors that date from this era, but it lacks a Ranch-style milking parlor exhibiting the later herringbone style as required for significance under the Historic Context; it also has a circular driveway. However, the current property at 18 acres is not close to the average 40-acre size of properties within this context. Furthermore, the subject property lacks a large Ranch-style residence. In the other facilities development during the 1950s such as the large pole structures to the north of the houses and no hardware have been demolished. Therefore, according to the standards set forth by the Historic Context, the property no longer conveys its historic association as a post-1950 Scientific, Large Capacity dairy property.

Since the property qualifies as a high integrity example of a Streamline Moderne Milk parlor is eligible for local listing under Context 2 but ineligible under the other contexts as set forth in the Historic Context.

California Register Criteria

Criterion 1: The property at 7244 & 7260 Edison Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the dairy industry in the Chino Valley. Its owner and developer was Floris Ykema, a dairy industry leader who made the property an exemplary dairy almost as soon as it was established, it is significant within historic context of development of the dairy industry. Therefore, the property is recommended eligible to the California Register under Criterion 1.

Criterion 2: The property is associated with the life of a person important to our history. Floris Ykema was a leader in the industry, who began winning prizes for quality the year the property was established. He was active in the community, serving on the school board as

well as in elected positions representing the industry throughout California. Although he expanded his operation over the decades, he continued to live on the subject property for most of his productive life. Therefore, the property exhibits the association required for eligibility under Criterion B/2. The property is recommended eligible to the California Register under Criterion 2.

Criterion 3: The two residences are not significant for their architecture and do not contribute to the architectural significance of the property. Research did not reveal any architects or important builders associated with their construction. The buildings are unremarkable examples of 1950s residences in Ontario and have also been altered outside the historic era. However, the c1957 milking parlor is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof. For these reasons, it is recommended eligible for the California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 7244 & 7260 Edison Ave are examples of well-understood types of construction and do not appear to be a principal source of important information in this regard.

Integrity

Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

The original historic fabric of the milk parlor appears intact despite the entrance being boarded up. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the subject property has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remain mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

Intrusion of non-historic-era buildings near the milking parlor has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a c1957 milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. These essential and defining features would allow the building to strongly evoke the feeling of a Streamline Moderne milk parlor if additions were removed. The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940 – 1965 milking parlor. It therefore retains integrity of association.

The milking parlor retains sufficient integrity to convey its identity as a c1957 dairy building.

The subject property and its constituent c1957 milking parlor are therefore recommended eligible for listing on the California Register, and as such qualifies as a historical resource under CEQA.

7244 & 7260 City of Ontario Designation Criteria. The property meets the requirements for designation under the following criteria:

- a. The property exemplifies/reflects special elements of the City’s dairy history.
- b. It is identified with Floris Ykema-a prominent leader in the dairy industry.
- d. The milk parlor embodies distinguishing architectural characteristics.
- h. The milk parlor is one of the few remaining examples in the region of its type.

RECOMMENDATIONS

BCR Consulting conducted a cultural resources assessment of the Euclid Ave Mixed Use Specific Plan Project in the City of Ontario, San Bernardino County, California. During the research and field survey, six resources were identified, recorded, and evaluated for California Register listing eligibility (i.e. significance under CEQA). These include the historic-period Grant Dairy at 13813 Euclid Avenue, a historic-period rural-residential property at 14095 Euclid Avenue, an unnamed historic-period dairy at 7275 Schaefer Avenue, a historic-period rural-residential property at 7218 & 7226 Edison Avenue, an unnamed historic-period dairy at 7244 & 7260 Edison Avenue, and a historic-period transmission alignment designated P-36-25440. California Register listing eligibility recommendations are summarized in the below table.

| Property Type | Address | California Register Eligibility |
|--|---------------------------|---------------------------------|
| Historic-Period Grant Dairy | 13813 Euclid Avenue | Recommended Eligible |
| Historic-Period Rural Residential | 14095 Euclid Avenue | Recommended Not Eligible |
| Historic-Period Dairy | 7275 Schaefer Avenue | Recommended Eligible |
| Historic-Period Rural Residential | 7218 & 7226 Edison Avenue | Recommended Not Eligible |
| Historic-Period Dairy | 7244 & 7260 Edison Avenue | Recommended Eligible |
| Historic-Period Transmission Alignment | P-36-25440 | Recommended Not Eligible |

Non-Significant Properties. The historic-period rural residential property at 14095 Euclid Avenue, the historic-period rural residential property at 7218 & 7226 Edison Avenue, and the transmission alignment designated P-36-25440 have been evaluated and are recommended not eligible for California Register eligibility. They do not warrant further consideration.

Significant Properties. The Historic-Period Grant Dairy at 13813 Euclid Avenue comprises a Streamline Moderne-style milk parlor, two residences and several ancillary buildings, and other dairy features. The dairy is recommended eligible for California Register listing under Criterion 1, 2, and 3. The property is therefore considered a “historical resource” under CEQA. However, the two residences, ancillary buildings, and other features have been modified outside the historic period. They do not contribute to the overall significance of the Grant Dairy and as such do not warrant preservation. The milk parlor is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It

features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof. The Streamline Moderne milk parlor warrants preservation.

The historic-period dairy at 7275 Schaefer Avenue comprises a Streamline Moderne-style milk parlor, a second milk parlor (c1965), and two residences as well as outbuildings, several goat barns, hay storage structures, and an effluent pond to the south. Of these elements, only the Streamline Moderne-style milk parlor is eligible because it is an important local property type under Criterion 3 of the California Register. It has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows that curve around a corner, and a flat clay tile roof. The property is therefore considered a “historical resource” under CEQA, based on the significance of the milk parlor (which warrants preservation). The other buildings lack significance and do not warrant preservation under CEQA.

The historic-period dairy at 7244 & 7260 Edison Avenue comprises a historic-period residence to the west, a historic-period residence to the east, and a historic-period Streamline Moderne-style milking parlor at the center. This dairy is recommended eligible for California Register listing under Criterion 1, 2, and 3. The property is therefore considered a “historical resource” under CEQA. However, the two residences do not contribute to the overall significance of the historic-period dairy and as such do not warrant preservation. The milk parlor is an excellent example of a Streamline Moderne-style milk parlor, which has been previously identified in a historic context statement as an important local property type (Galvin & Associates 2004). It features design elements such as the smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof, and it warrants preservation under CEQA.

Preservation Mitigation. Preservation in place is the preferred manner of mitigating impacts to historical resources under CEQA. Based on results of the current study, the Art Deco Milk Parlor located at the Grant Dairy merits preservation. If preservation of the Art Deco Milk Parlor is feasible, no other cultural resources work or monitoring is recommended for the portions of the project site that have been subject to inventory. The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Where preservation is not an option, a data collection mitigation program has been developed in which potential adverse effects of any proposed demolition would be reduced.

Data Collection Mitigation. Prior to any project-related impacts to significant resources, the City would complete or require the completion of Historic American Building Survey (HABS) *style* photographic documentation of the subject property. While the photographs would meet HABS standards, only local curation (and no federal curation or involvement) would be necessary. The photographic documentation will be provided to the City (and any required local repositories) for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (http://ohp.parks.ca.gov/?page_id=21727).

Through this mitigation measure, impacts to the project site would be reduced. However, it may not be possible to reduce impacts of demolition below a level of significance.

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- Historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- Historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- Groundstone artifacts, including mortars, pestles, and grinding slabs;
- Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- Human remains.

Sacred Lands File Search. Findings were negative during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix C. The State Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and

conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

Paleontological Resources. According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix F has recommended that:

The geologic units underlying the project area are mapped primarily as young alluvial deposits from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1-mile radius. However, this is likely due to the project area’s distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area. Any fossil specimen from the Euclid Mixed Use Specific Plan Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

Human Remains. If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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(see also Appendix B)

APPENDIX A
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| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
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Report List

KIM2223

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|------------|-----------|------|----------------------------|---|----------------------|---------------------------------|
| SB-07968 | | 2011 | Holm, Lisa and John Holson | Supplemental Archaeological Survey Report: Tehachapi Renewable Transmission Project Segment 8 East (Phases 2 and 3) and West (Phase 4), Los Angeles and San Bernardino Counties, California | Pacific Legacy, Inc. | 36-012533, 36-012621, 36-012622 |

Resource List

KIM2223

| Primary No. | Trinomial | Other IDs | Type | Age | Attribute codes | Recorded by | Reports |
|-------------|-----------|--|-----------|----------|-----------------|--|----------|
| P-36-025440 | | Resource Name - Chino-Mira Loma No. 1 Transmission Line | Structure | Historic | HP11 | 2010 (Wendy Tinsley Becker, Urbana Preservation & Planning) | SB-06037 |

APPENDIX B

DEPARTMENT OF PARKS AND RECREATIONS 523 FORMS

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: The Grant Dairy at 13813 Euclid Avenue

P1. Other Identifier: APNs 1053-071-01, 1053-071-02, 1053-071-03, 1053-071-04, 1053-211-02 , 1053-211-01, 1053-281-08

*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: 1981

T 2S; R 7W; Non-Sectioned; SBBM

c. Address: 13813 Euclid Ave City: Ontario Zip: 91762

d. UTM: Zone: N/A mE/

Elevation: 2,250' AMSL

e. Other Locational Data: The property is on the east side of Euclid Avenue, just outside of Chino, in the southwest section of the city of Ontario.

***P3a. Description:** The subject property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of urbanized Chino, with multi-family residential development across the street to the west and dairies to the east and south. The subject property is occupied by a historic-period (c1915) residence to the north, a historic-period (late 1940s) residence to the south, and a Streamline milking parlor (c1948) with a circular driveway, as well as pole structures, sheds, and outbuildings. Historic buildings are clustered on APNs 1053-071-01 and -02. These parcels are at the heart of the historic Grant Dairy with pasture and crop land on other parcels to the north and south. The primary residence, which appears to have been constructed about 1915, is at the northwest corner of 1053-071-02 near the road and is enclosed by a low concrete masonry unit wall with a brick cap. Landscaping is untended with several mature trees and palms near the house. The house is rectangular in plan with a medium-pitch multi-gabled roof with exposed rafter tails. It is clad in stucco. There is a partial width porch with a hip roof that wraps around the main (west) and south elevations. It is supported by five paired turned wood posts atop a solid brick balustrade that has been stuccoed. It shelters the main entrance. A second entrance to the right of the porch is sheltered by a projecting shed roof. Fenestration consists of double hung wood sash windows; many are boarded up. There is a bay window on the right side of the north elevation. The building is abandoned and in poor condition with windows and doors boarded up and some sagging roofs.

Adjacent wood and metal sheds (age unknown) are northeast of the residence. The wooden shed is severely dilapidated with sections of the building falling away and a collapsed roof. The metal shed is in good condition with shed roof and aluminum windows. There is a small windowless utility structure north of the sheds.

The Streamline Moderne milking parlor (c1948) is south of the main house behind a circular driveway; there are also mature trees in its vicinity. It is rectangular in plan. The front portion of the building (the milk house/milk room) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners, glass block, and a shaped parapet with decorative clay tile roofing. The main entrance on the primary (west) elevation is fitted with paneled wood doors and accessed by a wide concrete step. Fenestration consists of glass block windows and replacement sliding vinyl windows at the sides. (Continued on Continuation Sheet, page 3).

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



City of Ontario, San Bernardino County, California

*P4. Resources Present:

Building Structure Object
 Site District Element of District Other

***P5b. Description of Photo:** (View, date, accession #)
Photo 1: Front façade Overview (View NE)

*P6. Date Constructed/ Age and Sources: Historic
c1915/c1948 (USDA historic aerials) Prehistoric
 Both

*P7. Owner: Artevel of California LLC et al.

*P8. Recorded by:
Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

*P9. Date Recorded: 10/31/2022

*P10. Survey Type: Intensive

*P11. Report Citation: Cultural Resources
Assessment Euclid Mixed Use Specific Plan Project,

*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: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Streamline Moderne

*B6. **Construction History:** Described in narrative, below.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme:** Agricultural development/Architecture

Area: Ontario New Model Colony Area **Period of Significance:** 1922 – 1953

Property Type: Dairy **Applicable Criteria:** A/1, B/2, C/3: Local Historic Context 2.

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(See Continuation Sheet, page 6.)

***B12. References:**

Agricultural Experiment Station. Dairy Cattle Housing. University of Wisconsin. 1949. 19.

Arnold, F.J. "Fifty Years of DHIA Work." Journal of Dairy Science. 1956.

Belton, Herbert Logan, Long, James Dewey. Milk houses for California dairies. University of California, College of Agriculture, Agricultural Experiment Station, Berkeley. 1925. 6 – 9.

Britton & Rey. Map of Subdivision of Rancho Santa Ana del Chino. 1889.

California Dairy Press Room & Resources. "Nation's Dairy Leader." Department of Food & Agriculture, State of California.

https://www.californiadairyroom.com/Press_Kit/Nations-Dairy-Leader. 2023. Accessed August 9, 2023.

Chino Champion

"A.A. Grant Selected President of Dairy Association." Feb 2, 1940, 2.

"Chino Dairies Rank as Number 1 Industry." June 21, 1956.

"Chino Holsteins Show High Records." Jan. 8, 1975, 4.

"Chino Dairy Activities Are on Verge of Further Expansion." Jun. 16, 1950, 1.

"Chino Dairy Herds Top All Divisions in Butterfat Tests." Dec. 17, 1937, 1.

"Chino Valley Dairies Meet Every Requirement of Sanitation Laws." Nov. 12, 1929, 15.

"Cow An 'Iron Grandma.'" Sep. 7, 1977, 11.

"Evolution of dairies in Valley told." March 29, 1940.

"FFA Membership Opens Doors for Future in Dairy." Jul. 7, 2012, 13.

"Fictitious Business Name Statement." May 29, 1981, 17.

"From Milk Stools to Herringbones." June 3, 1977, 8.

"Harm, Swannie Te Velde Celebrate 50th Anniversary." Aug. 1, 1986, 25.

(Continued on Continuation Sheet, page 16).

*B14. **Evaluators:** Kara Brunzell, BCR Consulting,
Claremont, California

***Date of Evaluation:** 10/31/2022



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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario

*Date: Continuation Update

P3A. (Continued from page 1)

The back section of the building is an open-air facility (the milking parlor/milking barn) with a gabled metal roof with exposed rafter tails. The roof is supported by square wood posts that rest on a half-height solid stucco wall. The main entrance on the north elevation is a sliding metal door accessed by a concrete ramp connected to the front portion of the building. The building is in fair condition and appears to be in use. There is a small metal shed south of the milking parlor that also appears to be in fair condition.

The late 1940s residence is irregular in plan with a cross-gabled roof with vents on the gable ends. It is clad in stucco. A projecting shed roof on the main (north) elevation shelters the main entrance, which faces north (rather than west toward the street) and is fitted with a screen door and paneled wood door. Fenestration consists of double hung wood sash windows. There is a one-car garage to the north of the house connected via a breezeway. Its vehicle entrance, on the west elevation, is fitted with a roll-up metal door. The building is in good condition and appears to be occupied. There is a simple corrugated metal shed between the garage and the milking parlor.

***P3a. Description: (continued):**



Photograph 2: 13813 Euclid Ave residence, east and north elevations, camera facing southwest, February 8 2023.



Photograph 3: 13813 Euclid Ave residence, west and south elevations, camera facing northeast, February 8, 2023.

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*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario
*Date: Continuation Update



H-1 overview
-Doug Kazmier-

KIM2223
31 Oct 2022 13:23:36

Photograph 4: 13813 Euclid Ave overview, camera facing southwest, October 31, 2022.



Ancillary building
-Doug Kazmier-

KIM2223
08 Feb 2023 10:20:11

Photograph 5: Sheds northeast of residence, camera facing north, February 8, 2023.



Photograph 6: 13813 Euclid Ave milk parlor, north and west elevations, camera facing southeast October 31, 2022.



Photograph 7: 13813 Euclid Ave milk parlor, north and west elevations, camera facing southeast, October 31, 2022.

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*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario
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Photograph 8: 13813 Euclid Ave southern residence, camera facing southeast, October 31, 2022.



Photograph 9: 3813 Euclid Ave southern residence, shed, milking parlor, camera facing east, February 8, 2023.

***B10 (continued from page 2).**

Ontario

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey brothers added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey brothers set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey brothers' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the

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Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Dairy Industry

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) has documented the local dairy industry, establishing periods of significance and a detailed framework for evaluation. The summary below draws from the context and other sources to provide sufficient historical framework to orient readers of these DPR 523 forms; the more comprehensive 2004 context may be consulted for additional detail.

Ontario and Chino are located in the Chino Valley basin of southwestern San Bernardino County. Dairy cows came to California with American settlers during the Gold Rush, and by 1876, a State Dairyman's Association had been organized. Dairies were first established in Chino Valley in the 1890s. The first dairy was most likely the Steel and Green Dairy, comprised of adobe buildings on the site of the Battle of Chino. The industry was based on free grazing during this era, and the availability of large tracts of fertile and inexpensive pastureland drew dairy farmers from Los Angeles County. However, most dairies in the region remained closer to Los Angeles population centers for several decades and citrus groves dominated the landscape through the end of the 1940s. Through 1930, the dairies in the region were small family businesses. Yet, by 1915, milk shipments already totaled over 6,000 pounds out of Chino. As Los Angeles County grew in population, so did the regional dairy industry. In the 1920s, many Dutch immigrants started dairy farms near Los Angeles. In the 1930s, to optimize milk production, dairies began switching from free grazing to dry-lot dairying and mechanized milking (Chino Champion 1977).

In the early years, the milking equipment was sanitized with steam tanks heated by oil burners. By 1920, dairy health and sanitation laws were established. Milk was originally filtered through cloth into the cans it was shipped in. The new laws required that a milk house had to be at least sixty feet from the barn, milkers must wear clean clothes before each milking, and milk house drains were constantly flushed with water. New ammonia colling systems were also created. After World War I, many cows in California had tuberculosis, thus pasteurization became a requirement. The Dairy Herd Improvement Association (DHIA), formerly the Cow Testing Association, was also created to improve the quality of the milk cattle (Chino Champion 1977). The association was started in the United States in 1906 by Danish immigrant Helmer Rabild and a small group of dairy farmers in Michigan. The Dairy Division of the U.S. Department of Agriculture was the biggest supporter of the DHIA. By 1926, over one-hundred associations were established across the country (Arnold 1956).

During and after World War II, the Los Angeles Basin grew as a metropolitan area, pushing dairies to peripheral areas such as Chino Valley. In 1949, Chino dairies produced one-third of the total dairy production in San Bernardino County (Chino Champion 1950). In 1950, there were 79 dairies with an average of 145 cows to a herd in the Chino area (Chino Champion 1950). Suburbanization in Los Angeles County allowed dairymen, many of whom were Dutch, to purchase larger acreage and build bigger homes in Chino Valley. During this era, local dry lot operations (which purchased all feed) began to replace traditional dairy farms, which grew some or all cattle feed. By 1957, there were more than 135 dairies in Chino Valley. The late 1950s and early 1960s dairies established in Chino Valley were the most technologically sophisticated in the US, capable of milking 450 cows a day for each worker. Herringbone milking parlors, in which cows were raised on a platform so milkers did not have to kneel, became popular during this era to control labor costs. In 1960, an agricultural dairy preserve was established to protect the land from development, and by 1965, there were around 350 dairies in Chino Valley (Chino Champion 1977). In 1979, sixty percent of milk produced in California was from Chino Valley (Galvin & Associates 2004). Dairy products became California's number one agricultural commodity in 1993, and the state continued to lead the country in milk production throughout the twenty-first century (California Dairy Press Room & Resources 2023).

Streamline Moderne Milking Parlors

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) identified an unusual building type that characterizes historic-era dairies in the Ontario area, stating that the survey area has one of the largest concentrations of this building type in California. These milk parlors (also called milk houses or milk plants) are two-part buildings: a long, narrow shed with milking stalls for

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cows connected to a small cooling and processing building near a circular drive. The large utilitarian area where the cows are milked (historically referred to as the milking barn or milking parlor) has concrete masonry unit walls with large unglazed openings for ventilation and gabled roof. Floors are concrete for easy cleaning; stalls for cows are likewise designed for sanitation of concrete with metal stanchions. The processing/cooling/storage section of this building type (historically called the milk house or milk room) was not designed to be entered by cows or milkers. The milk houses are more visible from the public right-of-way than the barns, and thus more attention was paid to their aesthetic design. Many early examples, as documented in the Historic Context, exhibit simple Streamline Moderne architectural features including smooth symmetrical massing, stucco cladding, flat roofs with coping, curvilinear corners, and glass block windows. Larger and more elaborate examples have projecting center volumes, some with glass block at the curved corner.

The Historic Context theorized that these buildings would “most likely” have been constructed between 1920 and 1940, stating that more decorative Art Deco-style examples with geometric and angular edges as well as decorative chevrons or zigzags would have been constructed between 1920 and 1930, and that dairy owners transitioned to the Streamline Moderne style as described above between 1930 and 1940. Although revision of the 2004 Historic Context is outside the scope of the current study, some of the more serious flaws and inconsistencies within its discussion of this property type must be addressed in order to evaluate examples of this building type. The Context accurately describes the building type and correctly states that the Ontario/Chino area appears to boast the largest concentration of the property type in the state. However, the Context does not provide any photographic examples of the more decorative Art Deco-style milk parlors that it states would have been constructed before 1930, nor have recent field investigations revealed any dairy buildings with ornamental features that directly reference Art Deco architecture; the existence of dairy buildings with strongly Art Deco ornament appears to have been conjectural. A careful reading of the Historic Context and a review of its bibliography reveal that no sources on Art Deco or Streamline Moderne architecture were cited (in contrast to its extensive bibliography on Ranch Style architecture). Nor does the bibliography include sources focused on the architecture of dairies, the development of dairy building typology over the twentieth century, the technical requirements of twentieth century dairy buildings, or contemporaneous trade journals that discuss best practices for dairy building construction. Furthermore, pages 44 – 48 of the Context have no citations whatsoever. Thus, close examination reveals that its preparers developed the 1920 – 1940 period of significance based on the widely understood fact that the Art Deco/Streamline Moderne architectural movement was popular during this era and that Streamline Moderne grew out of Art Deco during the Great Depression. However reasonable this assumption may have been, it was not based on evidence. As demonstrated below, these buildings were not developed between 1920 and 1940.

The use of glass block is virtually ubiquitous in these milk plants and is one of the most important character-defining features of the building type. Glass block construction was pioneered in the US for a New York hotel built in 1928. Production of glass block began about 1932 and the material was featured at the 1933 – 1934 Chicago Century of Progress International Exhibition and the 1939 World’s Fair in New York, helping to popularize it. The height of its use was from the late 1930s through the 1940s. It became an essential element of the Streamline Moderne style since it could be incorporated into curving wall surfaces (Fagan 2015). The development history of this material definitively demonstrates that Streamline Moderne milking parlors could not have been constructed in the Chino Valley prior to 1933 at the absolute earliest. In 1925, the University of California College of Agriculture published recommendations for milk house design and construction. Although concern for sanitary conditions had led to a recommendation for the use of concrete flooring for milking parlors and milk houses during this era, best practice continued to advise wood-frame wall construction with wood sheathing and double-hung wood sash windows with screens. In the 1920s, glass block and concrete masonry units were not yet being recommended as building materials by organizations promoting progressive dairying (Belton 1925).

Although glass block was in production by the mid-1930s and theoretically could have been utilized, its use for dairy buildings would have been unlikely, since building materials trends begin in urban areas and arrive later to farming operations, where utilitarian considerations are more important than style. Review of historic aerial photographs provides further evidence that the building type was not in local use during the 1920s and 1930s. Review of historic aerial photographs for a roughly two square mile area (including the current project area) has revealed that it eventually held at least 17 of these buildings. Only two milking parlors that fit the typology had been constructed by 1949 and by 1953 there were still only two in the study area (USDA Aerial Photographs 1949, 1953, 1975). Furthermore, review of local newspapers reveals few if any new dairies established during the 1930s, and expansion of existing operations appears to have been modest during these Great Depression years. Extensive comparative research has revealed no existing California cultural resource reports or academic papers that have analyzed the building type. Several historic photographs of Los Angeles County dairies were discovered, and these demonstrate that the property type was in use in areas like Bellflower and Artesia during the 1940s and 1950s; the oldest dated photograph of a Streamline Moderne milking parlor in Artesia is from 1940. The Streamline Moderne milking parlor appears to have traveled from Los Angeles County to Ontario in the 1940s as dairymen began to move their operations to western San Bernardino County, and the trend accelerated rapidly in the mid-1950s along with the continued migration of dairies to Chino Valley. A 1940 article in the Chino Champion describes the Abacherli Dairy at the intersection of Walnut and San Antonio avenues as a state-of-the-art local dairy plant. Although the article does not include photographs, a milk house of concrete construction with concrete floors is described and may have been an early example of the typology (Chino Champion 1940). By 1947, the Journal of Dairy Science was recommending glass block for use in milk processing plants because it provided illumination without allowing dirt to infiltrate like an open window. The same publication also praises its “modern look” (Nelson: 1947). Other dairy-oriented publications also recommended use of the glass block and masonry construction in the late 1940s (University of Wisconsin: 1949). And the extant Streamline Moderne milk parlor at the Grant Dairy (in the current study area) is known to have been built in 1947 or 1948.

The local popularity of glass block in milking parlors appears to have peaked in the 1950s, when many local examples of this building type were constructed. Glass blocks were heavily advertised in dairy trade journals throughout the 1950s, and construction of the building

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typology continued into the 1960s. A Streamline Moderne milking parlor appears in a 1956 article contrasting “modern dairy plants” with the large wooden barns of the early twentieth century (Chino Champion 1956). (Although its construction date is not specifically mentioned, it would be unlikely for a local newspaper to tout a building as “modern” if it were more than two or three years old.) Although documents that substantiate exact dates for construction of Streamline Moderne milk parlors in Ontario have not been discovered, available evidence indicates that most were constructed between 1940 and 1965. Since we have demonstrated that the actual construction of this building type did not take place within the Art Deco era (1920 – 1940) this study will use Streamline Moderne Milk Parlor in reference to this building type and will consider the period of significance 1940 – 1965.

Subject Property History

The subject property was part of Mexican land grant Rancho Santa Ana del Chino. Austin A. Grant (1888 – 1953) purchased seven lots totaling 45 acres from potato farmer Charles E. Stinson. Grant started the first dairy on the property in 1922; at that time much of the land in the neighborhood was devoted to citrus orchards and row crops. Grant had come to California from his native Nova Scotia in 1903, and married Florence Tully (1890 – 1966) in 1911. Like Grant, Tully was Canadian; both of their fathers had been clergymen. The couple moved to Imperial County, where Austin Grant established a dairy. A daughter, Jessie, was born in 1914, and a son, Andrew (named after Florence’s father) in 1919 (US Census records Imperial County 1920). In 1922, they relocated their young family to Ontario, purchasing property at Euclid and Schaefer Avenues where they made their home and built a model dairy business. The family apparently moved into the primary residence on the property, which appears to have been constructed during the early twentieth century, possibly by its previous owner. However, the specific construction date of the main residence on the property is unknown, and the Grants may have constructed it shortly after they purchased the dairy. Hay barns, silos, sheds, and corrals all appear to have been constructed by the Grant family beginning in the 1920s. They also planted eucalyptus along property boundaries as windbreaks. Florence Grant was active in the Methodist church as well as the clubs and charity organizations typical for elite women of the era. Her father Rev. Andrew Tully, who at this point was in his 70s, lived with the family during their early years on the property.

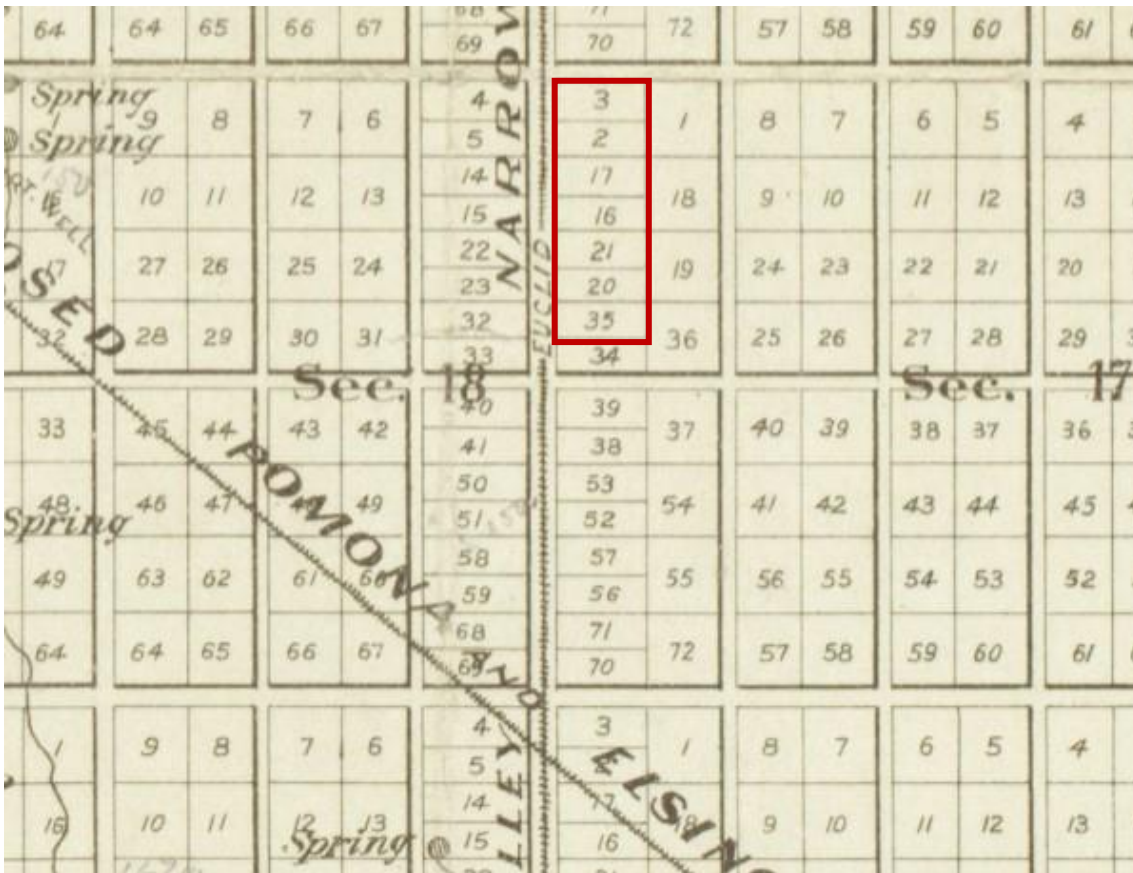


Figure 1: Britton & Rey Map of Subdivision of Rancho Santa Ana del Chino, 1889, Grant property outlined in red.

The Grant Dairy house and barns were sited on six-acre Lot 17 and the lots to the north and south were used for crops and pasture. In 1929, a public health survey performed by a Stanford student was reprinted in the Chino Champion; it called the Grant Dairy “one of the best equipped and one of the most sanitary.” Grant allocated 25 acres to alfalfa and 15 to corn for silage to feed his herd of 80 Jersey cows (65 of which would typically be milkers). Five acres of the property were utilized for the house, farm buildings, corrals, etc. In its early days, the dairy produced 185 gallons of raw milk a day, which was bottled and sent to Ontario for distribution; excess was delivered to a creamery. The milk barn had a concrete floor and 20 stanchions, half of which would be in use while the other half were being cleaned. It had screened

windows and doors, was kept extremely clean, and there was a concrete walk between the barn and the milk house. The cows were washed and wiped clean before milking. The milk was poured into the milk house by milkers who did not enter it in order to avoid contamination, after which it was filtered through cotton cloth and cooled. The Grant Dairy had its own ice plant adjacent to the milk house as well as a boiler so hot water could be used at milkings (not a universal practice at the time). Grant closely supervised the process, and the result was milk with high butterfat and low bacteria (Chino Champion 1929).



Figure 2: Grant Dairy with primary residence near street, three rows of orchard trees south of house, and original dairy buildings (no longer extant) southeast of house, USDA Aerial, 1936.

Austin Grant was active in local lodges and clubs as well as the San Bernardino County Farm Bureau, joining its Dairy Committee shortly after establishing his Chino dairy (Pomona Progress 1924). His herd was consistently high-producing compared to others in the region; for instance, it was first in butterfat percentage at the 1937 cow testing (Chino Champion 1937). At a time when many cows had tuberculosis, Grant took extra care of his cows to ensure they were healthy and tuberculosis free (Chino Champion 1977). In 1940, Grant was elected president of the Dairy Herd Improvement Association, which was composed of local dairymen who aimed to improve their herds (Chino Champion 1940). At some point in the late 1930s or early 1940s, Grant constructed a long, narrow barn to the east of the older buildings. Research has not revealed photographs of the building, which had been demolished by the mid-1970s, but its size and footprint indicate that it was probably used for hay storage. Aerial photographs demonstrate that the current Streamline Moderne milking parlor was constructed in 1947 or 1948. Grant was a progressive dairymen who was interested in quality and sanitation throughout his career, and this milk parlor was part of the early wave of this building type in the Chino Valley and the oldest known local example of the building type. The Grants did not expand much over the years operation; in 1950, the dairy had 70 cows (which was by that time below average locally) and had added some Guernseys to its Jersey herd (Chino Champion 1950).

Jessie Grant attended business College in Los Angeles after high school graduation in the early 1930s, and after she married in 1938 continued to reside there and work as a stenographer. Andrew Grant, who was several years younger, served in the Army during World War II, and by the end of the war had become an officer. He married Doris Bird, who had grown up on a neighboring dairy, and after the war they settled on the Grant Dairy near his parents where he worked with his father. The small house south of the milk parlor appears to have been

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*Date: Continuation Update

built in the late 1940s about the same time as the Streamline Moderne milking parlor, and it is likely that Andrew and Doris Grant lived there with their children.



Figure 3: Grant Dairy with primary residence near street, three rows or orchard trees are still south of house with no Streamline Moderne milking parlor, original dairy buildings remain southeast of house, and a long barn has been constructed east of the older dairy buildings, USDA Aerial, 1946.



Figure 4: Grant Dairy with original residence northernmost building, Streamline Moderne milking parlor (blue arrow) has replaced third row of orchard trees, and secondary residence has been constructed to the south (orange arrow), USDA Aerial, 1949.

During the 1950s and 1960s, the citrus and walnut orchards near the Grant Dairy were converted to dairies. Andrew Grant left the dairy business after his father's death in 1953 and by the late 1950s had moved off the property (US Census record San Bernardino County 1950). In 1963, Florence Grant sold the property to Alfred Fikse Jr. of Artesia (San Bernardino County Sun 1963). Fikse raised beef cattle on the property (Lake Elsinore Valley Sun Tribune 1968).

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario

*Date: Continuation Update



Figure 5: Grant Dairy milking parlor, late 1940s (No date, Ancestry.com)



Figure 6: Austin Grant with his dairy herd on the property (No date, Ancestry.com)

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario

*Date: Continuation Update



Figure 7: Grant Dairy milking parlor (June 16, 1950, Chino Champion).

By 1973, Harm and Zwaantina "Swannie" Te Velde owned the property. Born in the Netherlands, the couple married in 1936 and came to California. They started a dairy farm, Artevel Farms, on the property (Chino Champion 1970, Chino Valley News 1983, Chino Champion 1986). Harm gained recognition by the Holstein-Friesian Association of America for his milk cows (Chino Champion 1977). In 1985, the Te Velde Trust owned the property, and it continued to pass among the eight Te Velde children. Ralph Te Velde led the farm after his father, until his death in 1998 (Chino Valley News 1979, Chino Champion 1998). In 1981, before his death, Ralph Te Velde purchased the neighboring farm, the Grassland Dairy Farm at 7275 Shaeffer Avenue, for the second Artevel Farms location (Chino Champion 1981). In 1990, Harm Te Velde died after living in Chino for 21 years (Chino Valley News 1990). In 2008, Artevel Farms became Artevel of California, LLC. In 2013, Swannie Te Velde died, leaving 116 family members. In 2023, it was the Venegas and Sons Dairy.

Evaluation of New Model Colony Area Associations

The Grant Dairy is potentially associated with two significant historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area, which identifies building typologies connected to historic contexts significant to the development of the dairy industry in Chino Valley. It is an example of 1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940 – 1965) as discussed above.

1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties minimum characteristics according to Historic Context:

a residence that dates to the period 1900-1930 in an architectural style that exhibits little alteration, a barn (either a crib barn, large barn with loft, or early milking parlor, or one of each), a circular driveway, and open space to the rear of the property. The property could have a detached one car garage, but this characteristic is not essential.

The Grant Dairy features a residence constructed during the period of significance, but it is not a recognizable example of an architectural style from the era, nor does it exhibit little alteration. Although research has not revealed historic-era photographs of the house, it has some modest features of both late Victorian-era architecture (turned porch posts, tall double-hung windows) and some features associated with Craftsman architecture, such as its medium pitch gabled roof. Other features of the house, such as stucco cladding over original wood or brick and enclosure of the front porch appear to have been modifications after 1950. The property does have a circular driveway and open space at the rear of the property, but does not possess a barn, single car garage, or other building constructed during the period of significance for this context, and it has at least three buildings constructed after 1930. Therefore, it possesses only two of four required

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario

Recorded by: Doug Kazmier

*Date: Continuation Update

minimum characteristics and also has disqualifying (according to the Historic Context) newer buildings. Furthermore, at 45 acres in 1922, the Grant Dairy was far larger than typical for this property type, defined in the Historic Context as being 9 acres or less. Thus, although it was established during the period and its house dates from this era, according to the definitions of the Historic Context it has low integrity and does not exhibit the minimum characteristics of a property identified as having an association to this context. Therefore, the property does not convey its association as a pre-1930 dairy property.

2. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The Grant Dairy Milk Parlor exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described and identified the building type as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context within a 1940 – 1965 period of significance.

National Register and California Register Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The property at 13813 Euclid Avenue was constructed within the context of residential and agricultural development in Ontario and has important associations with the historic development of the dairy industry in the Chino Valley. It was an early example of a commercially viable dairy that, while utilizing traditional practices such as growing feed, also adopted the latest technology for keeping cows healthy and producing high-quality, low-bacteria milk. Austin Grant was considered a leader in the regional dairy world, and over his three decades on the property, his dairy was singled out as exemplary. He gave many public talks about best practices in the industry, served in leadership of dairy industry boards, and consistently won awards for the high butterfat content of Grant Dairy milk. The property appears to be one of the oldest extant dairies in the region and one of the longest-operating properties of its type. It was among the first dairies in the neighborhood to construct a modern milk house with the concrete floor and walls and glass block windows associated during that era with progressive dairying and good sanitation. It is therefore recommended eligible for the National Register and the California Register under Criterion A/1.

Criterion B/2: Substantial research has linked the subject property with individuals who have been notable in local history. Austin Grant was a pioneer in the dairy industry in the Ontario and Chino area. He appears to have made a lasting impact on local history, actively promoting industry best practices, sharing knowledge, and encouraging young people (including his own son) to seek careers in the dairy business. Grant lived and worked on the property for over three decades of his productive life. Therefore, the property is significantly associated with the life of an important person in our history. For these reasons, it is recommended eligible for the National Register and California Register under Criterion B/2.

Criterion C/3: The two residences are not significant for their architecture and the original residence has been modified outside the historic period; therefore, they do not contribute to the architectural significance of the property. The milking parlor is an excellent example of an Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof. Constructed between 1947 and 1948, it was one of the first buildings of its kind in the neighborhood and a prototype for the increasing popularity of Streamline Moderne Milk parlors during the 1950s. Therefore, the property embodies the distinctive characteristics of a type of construction specifically developed for the dairy industry. For these reasons, it is recommended eligible for the National Register and California Register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 13813 Euclid Ave is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Integrity. Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 13813 Euclid Ave, Ontario
*Date: Continuation Update

Historic photographs of the property and documentary evidence indicate that there have not been any significant modifications to the milking parlor and its Streamline Moderne milk house (which are the most important character-defining features of the historic property) since its original construction. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the Grant Dairy has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remains mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

The loss of associated features such as the silos and deterioration of the main house has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a late 1940s milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. It also retains landscape features such as a circular drive and the historic spatial relationship between dairy buildings and open space. These essential and defining features allow the building to strongly evoke the feeling of a Streamline Moderne milking parlor and convey its historic identity. It therefore retains integrity of feeling.

The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940 – 1965 milk parlor. It therefore retains integrity of association.

The Grant Dairy milking parlor retains sufficient integrity to convey its identity as a historic dairy building.

The subject property and its c1948 milk parlor are therefore recommended eligible for listing on the National Register or the California Register, and as such qualifies as a historical resource under the California Environmental Quality Act (CEQA). Thus, BCR Consulting recommends the National Register of Historic Places Status Code "3S".

***B12. References (Cont.):**

Chino Champion (Cont.)

"Obituaries: Ralph Te Velde." Jun. 25, 1998, 3.

"Registered Cow Records Given." Aug. 19, 1970, 3.

"Statement of Abandonment of Use of Fictitious Bus. Name." May 29, 1981, 20.

Chino Hills Champion. "Obituaries: Zwaantina Te Velde." Jan. 26, 2013, 17.

Chino Valley News

"Artevel Farms-Ralph TeVelde." Oct. 24, 1979, 20.

"Obituaries: Harm TeVelde." Jan. 17, 1990, 9.

"Obituaries: Sonja Te Velde." Dec. 14, 1983, 22.

Clucas, Donald Laine., Anderson, Marilyn. Upland. Arcadia Publishing: Charleston, South Carolina. 2009.

Emick, Paula. Images of America: Rancho Cucamonga. Arcadia Publishing: Charleston, South Carolina. 2011.

Fagan, Elizabeth. BUILDING WALLS OF LIGHT: THE DEVELOPMENT OF GLASS BLOCK AND ITS INFLUENCE ON AMERICAN ARCHITECTURE IN THE 1930s. Master's Thesis, Graduate School of Architecture, Planning, and Preservation, Columbia University. May 2015. 1, 23.

Galvin & Associates. "The City of Ontario's Historic Context for the New Model Colony Area." Sept. 2004.

Lake Elsinore Valley Sun Tribune. "Elsinore entries at fair bring good net at auction." August 29, 1968, 1.

Nelson, F.E., ed. Journal of Dairy Science Vol XXX. American Dairy Science Association, Ohio State University, Columbus Ohio. October 1947.

City of Ontario. "History" <https://www.ontarioca.gov/FactsAndHistory>. Accessed August 8, 2022. Undated.

Ontario City Library. Early Ontario. Arcadia Publishing: Charleston, South Carolina. 2014.

San Bernardino County Sun

"Artesia Man Buys Grant Dairy Land." Feb. 22, 1963, 22.

"Charles E. Stinson to Austin A. Grant." Nov 12, 1922, 22.

Swett, Ira. *The Ontario & San Antonio Heights Railroad Company: Pacific Electric in Ontario & Claremont*. Interurbans Publications, 1969.

US Census records

Austin Grant. Imperial County. 1920.

Austin Grant. San Bernardino County. 1950.

Other Listings
Review Code

Reviewer

Date

2P1. Other Identifier: APN 1053-281-04

***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

T 2S; R 7W; Section 18; SBBM

c. Address: 14095 Euclid Avenue **City:** Ontario **Zip:** 91762

d. UTM: Zone: N/A **mE/**

Elevation:

e. Other Locational Data: The property is on the north side of Edison Avenue and the east side of Euclid Avenue, just outside of Chino, in the southwest section of the city of Ontario.

***P3a. Description:** The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is a 0.34-acre lot occupied by a historic-period (c1905/1940) residence at the west of the parcel at 14095 Euclid Avenue. A shed to the northeast of the residence is on a separate parcel, APN 1053-281-05, which is completely surrounded by APN 1053-281-04 and apparently holds only a well and the shed enclosing it. The residence faces Euclid Avenue near its intersection with Edison Avenue. The small front yard is minimally landscaped and used primarily for parking and the area behind the house to the east is enclosed in a tall board fence. There are a few mature trees and palms near the house. The house is irregular in plan with a steeply-pitched cross-gabled roof with metal vents on the gable ends. Some sections of the house have minimal enclosed eaves while others have wider open eaves with exposed rafter tails. It is clad in stucco. There is a partial width porch with a projecting low-pitch shed roof on the main (west) elevation that is supported by four square wood posts. The porch shelters the main entrance, which is at the northern edge of the main façade and fitted with a metal security screen door. Fenestration consists of double-hung wood sash and aluminum replacement windows; there is also a large picture multiple-light window adjacent to the main entrance. The house is in fair condition.

References:

Chino Champion

"Bob-O-Link." Aug. 15, 1941, 6.

"Bulk Sale." Apr. 2, 2005, 31.

"Byron C. Fulton, Chino Pioneer, Claimed by Death." Sep. 22, 1939, 1.

"Euclid Decorative Rock." Apr. 13, 1977, 21.

"Fictitious Business Name Statement." Mar. 16, 1973, 5.

"Fictitious Business Name Statement." May 18, 1973, 4.

"Fictitious Business Name Statement." May 7, 1976, 4.

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



***P4. Resources Present:**

Building Structure Object

Site District Element of District Other

P5b. Description of Photo: (View, date, accession #)

Photo 1: Front façade Overview (View E)

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

1905/1940 (San Bernardino County Assessor)

Prehistoric Both

***P7. Owner:**

REAL ESTATE HOLDINGS & MANAGEMENT LLC

***P8. Recorded by:**

Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 5/22/2023

***P10. Survey Type:** *Intensive*

***P11. Report Citation:**

***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 6

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) 14095 Euclid Ave

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style:

*B6. Construction History: Residence originally built c1905.
Residence remodeled c1940.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: N/A Period of Significance: N/A

Property Type: N/A Applicable Criteria: N/A

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(Continued on Continuation Sheet, page 3.)

*B12. References: (continued)

Chino Champion

"Fictitious Business Name Statement." May 7, 1976, 4.

"For Sale." Oct. 10, 1930, 7.

"Foss Brothers Sell Market Family Has Owned For Decades." Jun. 26, 2004, 1.

"Healthy Dairy Industry." Jun. 3, 1983, 45.

"Herd Improvement Association Report for Last Month." May 17, 1935, 5. "Lyon." Sep. 23, 1977, 6.

"Madole." May 11, 1973, 5.

"Southfield-Madole." Feb. 10, 1971, 11.
May 14, 1948, 10.

Chino Valley News

"Truck Equipment & Repair." Feb. 17, 1988, 11.

Clucas, Donald Laine., Anderson, Marilyn. Upland. Arcadia Publishing: Charleston, South Carolina. 2009.

Emick, Paula. Images of America: Rancho Cucamonga. Arcadia Publishing: Charleston, South Carolina. 2011.

City of Ontario. "History" <https://www.ontarioca.gov/FactsAndHistory>. Accessed August 8, 2022. Undated.

Ontario City Library. Early Ontario. Arcadia Publishing: Charleston, South Carolina. 2014.

San Bernardino County Sun.

"Fears Felt As Fall's Result." Nov. 16, 1929, 18.

Feb. 2, 1906, 8.

May 8, 1921.

Swett, Ira. *The Ontario & San Antonio Heights Railroad Company: Pacific Electric in Ontario & Claremont*. Interurbans Publications, 1969.

*B14. Evaluators: Kara Brunzell, BCR Consulting, Claremont, California

*Date of Evaluation: 5/22/2023



***P3a. Description: (continued):**



Photograph 2: 14095 Euclid Avenue, south elevation, camera facing north, May 22, 2023.

***B10 (continued from page 2).**

Ontario

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey family added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey family set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey family's "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey family's land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey family's ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 14095 Euclid Ave, Ontario
*Date: Continuation Update

warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Subject Property History

The property was part of Mexican land grant Rancho Santa Ana del Chino. The current small parcel near the intersection was part of Lot 34 of Section 18, a roughly 300' x 900' parcel. The first known owners of Lot 34 were Byron C. Fulton (1860-1939) and his wife, Mary Jane Bailey (San Bernardino County Sun 1906). They moved from North Dakota to Chino in 1892. They purchased a large ranch property and established their home on the southeast corner of Euclid and Edison Avenues (Chino Champion 1939). They bought and sold a number of portions of their original property and other properties in Chino. In 1899, the Fulton house burned down and they moved a new house from Ontario to the northeast corner of Euclid and Edison Avenues, current address 14095 Euclid Avenue. The Fulton family appears to have stayed in the house until at least 1930. In the early 1930s, John Ephas Clapp (1876-1944) purchased all of Lot 34. Clapp was a cattle dealer and had a dairy in Chino Hills. He apparently lived on Lot 34 in a house facing Edison that was constructed about 1924 (see DPR 523 form for 7218 and 7226 Edison Avenue) with his wife, Ida Belle Clapp, and their son, Frank Clapp (Chino Champion 1941). (Since house numbers were not in use area during this period, available documents cannot definitively confirm which house they resided in.) Around 1940, the lot was divided, separating 14095 Euclid Avenue and 7218 Edison Avenue. In the 1940s, dairy farmers Mr. and Mrs. S. C. Iest, lived in the turn-of-the-century house (Chino Champion 1935, 1948). Historic aerial photographs demonstrate that the remainder of the parcel was an orchard through the middle decades of the twentieth century, and although people involved in the dairy business lived on the property at times, the parcel was never utilized as a dairy. The orchard trees were gradually replaced with large tanks for what appears to have been some type of industrial use, but research has not revealed its details.

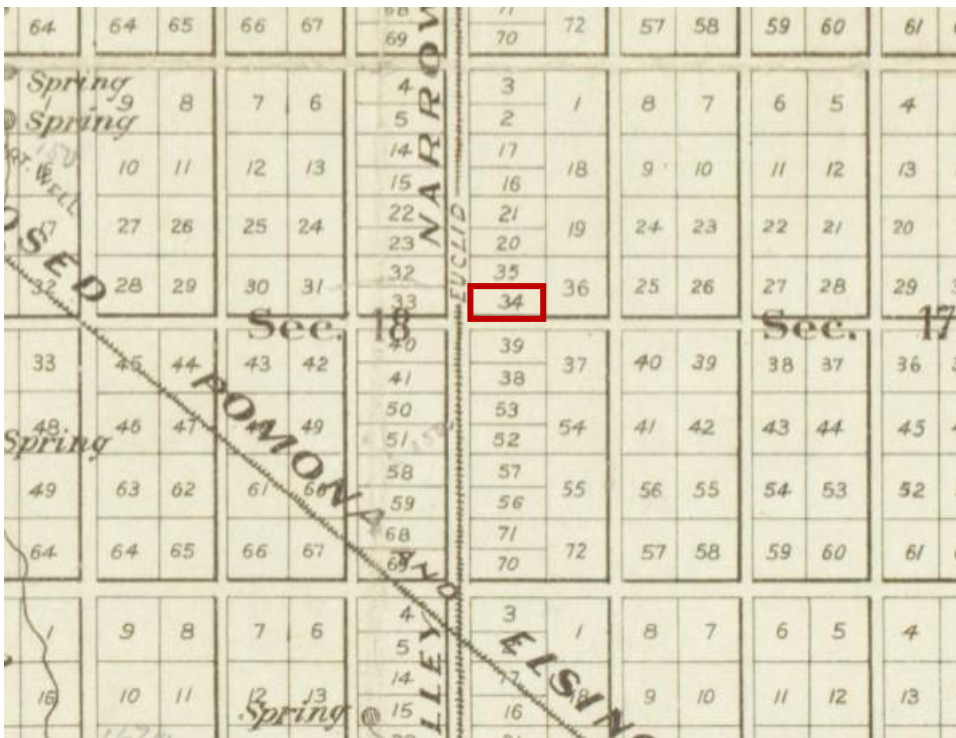


Figure 1: Britton & Rey Map of Subdivision of Rancho Santa Ana del Chino, 1889, Subject property outlined in red.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 14095 Euclid Ave, Ontario

*Date: Continuation Update



Figure 2: Subject property with a residence at the west corner (no longer extant), rows of orchard trees, and the residences at 7218 Edison Avenue to the east, USDA Aerial, 1936.



Figure 3: Subject property with multiple residences at the west corner, tanks in the middle, and two residences to the east, USDA Aerial, 1960.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 14095 Euclid Ave, Ontario

*Date: Continuation Update

In the 1970s, Richard Clark Madole owned the property. He married Judy Southfield in 1971 and they had a son, Richard Madole Jr. Madole worked as a hay dealer (Chino Champion 1971). Madole, Paul Abatti, and Richard Van Dyke co-owned Schafer Service in Chino (Chino Champion 1973). In 1973, Madole started R & R Commodities, Inc. on the property (Chino Champion 1973). Madole sold it to Gregory Lyon and Paula Lyon (1948-2015). In the late 1970s, the property was home of the Euclid Decorative Rock company, owned by Gregory Lyon (b.1947) and his father-in-law, Carl Bomgardner (Chino Champion 1976). In 1977, the Lyons had their son, Andrew Gregory, while living on the property (Chino Champion 1977). In the 1980s, the property was the home of Sterling Truck Equipment and Repair, Inc. (Chino Champion 1987). In 2004, the Lyons sold the property to AB & G Cattle Company. In 2010, Suresh and Shilpa Patel purchased the property. The Patels purchased the Foss mini mart in Chino in 2004, and renamed it Mars Market (Chino Champion 2004, 2005).

Evaluation of New Model Colony Area Associations

Lot 34 was never used as a dairy and therefore has no associations with this local historic context.

Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The property at 14095 Euclid Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the Chino Valley. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. Some of the families who lived on the property were involved in the dairy industry of Ontario but were not significant contributors to the area's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. The house provided shelter for ordinary working people: farmers and business owners. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The residence is not significant for its architecture. Research did not reveal an architect or important builder associated with its construction. The building is an unremarkable example of a turn-of-the-century dwelling that has been severely altered over the decades with multiple additions, stucco cladding, window replacement, and other modifications. It lacks decorative features or references to a particular architectural style, nor is it an outstanding example of vernacular architecture. For these reasons, it lacks the significance and integrity required for historic listing and is recommended not eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 14095 Euclid Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 7275 Schaefer Avenue

P1. Other Identifier: 7275 Shaefer Ave; 7275 Shafer Street; 7271 Shaefer Ave; APNs 1053-071-04, 1053-081-01, 1053-081-02, and 1053-081-03

***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:** 1981

T 2S; R 7W; Non-Sectioned; SBBM

c. Address: 7275 Schaefer Ave City: Ontario Zip: 91762

d. UTM: Zone: N/A mE/

Elevation: 690' AMSL

e. Other Locational Data: The property is on the south side of Schaefer Avenue, just outside of Chino, in the southwest section of the city of Ontario.

***P3a. Description:** The subject property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It currently comprises four parcels (1053-071-04, 1053-081-01, and 1053-081-02, 1053-081-03) occupied by two historic-era milk parlors and two residences as well as outbuildings, several goat barns, hay storage structures, and an effluent pond to the south. The hay storage structures and goat barns (which were not constructed during the historic era) are near the western boundary of 1053-081-01 and overlap onto an adjacent parcel, which is currently co-owned along with the subject property but was historically part of the Grant Dairy. The milk parlors and residential buildings all face Schaefer Avenue and are clustered on APNs 1053-081-01 and 1053-081-03. The western Streamline Moderne milking parlor (c1958) is about 130 feet east of the parcel boundary behind a circular driveway. The front portion of the building (the milk house/milk room) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners with glass block, and a shaped parapet with decorative clay tile roofing. Fenestration consists of glass block and steel casement windows. A shed-roofed addition supported by metal posts and clad in plywood obscures the original primary façade of the building. The back section of the building is an open-air facility (the milking parlor/milking barn) featuring a gabled metal roof with exposed rafter tails. It appears to be in fair-good condition, although additions and adjacent structures mostly obscure it from view.

The simple building east of the c1958 milking parlor (c1980) is apparently a storage building for farm vehicles with a residential section at its west end. It is rectangular in plan with a corrugated metal gable roof with exposed rafter tails. It is clad in stucco with vertical groove plywood at the rear. Fenestration consists of aluminum sliding-sash. The smaller building to its east (c1990) is a prefabricated residence with cross-gabled roof and plywood cladding. Both of these non-historic buildings are in fair condition.

The eastern milk parlor (c1965) is about 20 feet east of the western parcel boundary of 1053-081-03. It has a flat roof and is clad in stucco (cont. p. 3).

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



***P4. Resources Present:**

Building Structure Object
 Site District Element of District Other

***P5b. Description of Photo:** (View, date, accession #)
Photo 1: Milk parlor front façade Overview (View S)

***P6. Date Constructed/ Age and Sources:** Historic 1965 (Parcelquest.com) Prehistoric Both

***P7. Owner:** Artevel of California LLC et al.

***P8. Recorded by:**
Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/31/2022

***P10. Survey Type:** Intensive

***P11. Report Citation:** *Cultural Resources Assessment Euclid Mixed Use Specific Plan Project, City of Ontario, San Bernardino County, California*

***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

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*NRHP Status Code: 3S

*Resource Name or # (Assigned by recorder) 7275 Schaefer Ave

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Dairy and Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Milk Parlor (western) Streamline Moderne

Milk Parlor (eastern) Mid-century Modern

Residences are not historic in age and have not been analyzed for style.

*B6. **Construction History:** Described in narrative, below.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme:** Architecture

Area: Ontario New Model Colony Area **Period of Significance:** 1958

Property Type: Dairy **Applicable Criteria:** C/3: Local Historic Context 2.

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(Continued, page 8.)

*B12. **References: (continued)**

Agricultural Experiment Station. Dairy Cattle Housing. University of Wisconsin. 1949. 19.

Arnold, F.J. "Fifty Years of DHIA Work." Journal of Dairy Science. 1956.

Belton, Herbert Logan, Long, James Dewey. Milk houses for California dairies. University of California, College of Agriculture, Agricultural Experiment Station, Berkeley. 1925. 6 – 9.

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California Dairy Press Room & Resources. "Nation's Dairy Leader." Department of Food & Agriculture, State of California.

https://www.californiadairyroom.com/Press_Kit/Nations-Dairy-Leader. 2023. Accessed August 9, 2023.

Chino Champion

"Chino Dairies Rank as Number 1 Industry." June 21, 1956.

"Chino Dairy Activities Are on Verge of Further Expansion." Jun. 16, 1950, 1.

"Chino Holsteins Show High Records." Jan. 8, 1975, 4.

"Cow An 'Iron Grandma.'" Sep. 7, 1977, 11. "FFA Membership Opens Doors for Future in Dairy." Jul. 7, 2012, 13.

"Fictitious Business Name Statement." May 29, 1981, 17.

"Frances Holmes." Jul. 15, 2000, 8.

"From Milk Stools to Herringbones." June 3, 1977, 8.

"Harm, Swannie Te Velde Celebrate 50th Anniversary." Aug. 1, 1986, 25.

"Obituaries: Ralph Te Velde." Jun. 25, 1998, 3.

"Registered Cow Records Given." Aug. 19, 1970, 3.

"Statement of Abandonment of Use of Fictitious Business Name."

May 29, 1981, 20.

Chino Hills Champion. "Obituaries: Zwaantina Te Velde." Jan. 26,

2013, 17.

(Continued on Continuation Sheet, page 16).

*B14. **Evaluators:** Kara Brunzell, BCR Consulting, Claremont, California

***Date of Evaluation:** 4/10/2023



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***P3a. Description: (continued):**

and it features eaves with moderate overhang. It is accessed from the front via three partially glazed aluminum doors that are centered in the north elevation. It features mid-century modern industrial design elements including a flat roof with overhanging eaves, large windows, and horizontal massing. It is in poor-fair condition with broken and boarded up windows, rusted wall vents, and other evidence of deterioration.



Photograph 2: Western milking parlor, north and west elevations, camera facing southeast, February 8, 2023.



Photograph 3: Western milking parlor, east and north elevations, camera facing southwest, February 8, 2023.



Photograph 4: Western milking parlor, rear section left frame, east elevation, camera facing southwest, February 8, 2023.



Photograph 5: Residence/storage building east of the western milking parlor, south elevation, camera facing northeast, February 8, 2023.



Photograph 6: Residence/storage building, east and north elevations, camera facing southwest, February 8, 2023.



Photograph 7: Residence/storage building, north and west elevations, camera facing southeast, October 31, 2022.



Photograph 8: Residence/storage building, west and south elevations, camera facing northeast, February 8, 2023.



Photograph 9: Residence east of residential/storage building, east elevation, camera facing southwest, February 8, 2023.



Photograph 10: Eastern Milk Parlor, east and north elevations, camera facing southwest, February 8, 2023.



Photograph 11: Eastern Milk Parlor, north elevation, camera facing south, February 8, 2023.



Photograph 12: Goat shelters and corrals (non-historic), camera facing west, February 8, 2023.

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***B10 (continued from page 2).**

Ontario

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey brothers added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey brothers set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey brothers' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Dairy Industry

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) has documented the local dairy industry, establishing periods of significance and a detailed framework for evaluation. The summary below draws from the context and other sources to provide sufficient historical framework to orient readers of these DPR 523 forms; the more comprehensive 2004 context may be consulted for additional detail.

Ontario and Chino are located in the Chino Valley basin of southwestern San Bernardino County. Dairy cows came to California with American settlers during the Gold Rush, and by 1876, a State Dairyman's Association had been organized. Dairies were first established in Chino Valley in the 1890s. The first dairy was most likely the Steel and Green Dairy, comprised of adobe buildings on the site of the Battle of Chino. The industry was based on free grazing during this era, and the availability of large tracts of fertile and inexpensive pastureland drew dairy farmers from Los Angeles County. However, most dairies in the region remained closer to Los Angeles population centers for several decades and citrus groves dominated the landscape through the end of the 1940s. Through 1930, the dairies in the region were small family businesses. Yet, by 1915, milk shipments already totaled over 6,000 pounds out of Chino. As Los Angeles County grew in population, so did the regional dairy industry. In the 1920s, many Dutch immigrants started dairy farms near Los Angeles. In the 1930s, to optimize milk production, dairies began switching from free grazing to dry-lot dairying and mechanized milking (Chino Champion 1977).

In the early years, the milking equipment was sanitized with steam tanks heated by oil burners. By 1920, dairy health and sanitation laws were established. Milk was originally filtered through cloth into the cans it was shipped in. The new laws required that a milk house had to be at least sixty feet from the barn, milkers must wear clean clothes before each milking, and milk house drains were constantly flushed with water. New ammonia colling systems were also created. After World War I, many cows in California had tuberculosis, thus pasteurization became a requirement. The Dairy Herd Improvement Association (DHIA), formerly the Cow Testing Association, was also created to improve the quality of the milk cattle (Chino Champion 1977). The association was started in the United States in 1906 by Danish immigrant Helmer Rabild and a small group of dairy farmers in Michigan. The Dairy Division of the U.S. Department of Agriculture was the biggest supporter of the DHIA. By 1926, over one-hundred associations were established across the country (Arnold 1956).

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During and after World War II, the Los Angeles Basin grew as a metropolitan area, pushing dairies to peripheral areas such as Chino Valley. In 1949, Chino dairies produced one-third of the total dairy production in San Bernardino County (Chino Champion 1950). In 1950, there were 79 dairies with an average of 145 cows to a herd in the Chino area (Chino Champion 1950). Suburbanization in Los Angeles County allowed dairymen, many of whom were Dutch, to purchase larger acreage and build bigger homes in Chino Valley. During this era, local dry lot operations (which purchased all feed) began to replace traditional dairy farms, which grew some or all cattle feed. By 1957, there were more than 135 dairies in Chino Valley. The late 1950s and early 1960s dairies established in Chino Valley were the most technologically sophisticated in the US, capable of milking 450 cows a day for each worker. Herringbone milking parlors, in which cows were raised on a platform so milkers did not have to kneel, became popular during this era to control labor costs. In 1960, an agricultural dairy preserve was established to protect the land from development, and by 1965, there were around 350 dairies in Chino Valley (Chino Champion 1977). In 1979, sixty percent of milk produced in California was from Chino Valley (Galvin & Associates 2004). Dairy products became California's number one agricultural commodity in 1993, and the state continued to lead the country in milk production throughout the twenty-first century (California Dairy Press Room & Resources 2023).

Streamline Moderne Milking Parlors

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) identified an unusual building type that characterizes historic-era dairies in the Ontario area, stating that the survey area has one of the largest concentrations of this building type in California. These milk parlors (also called milk houses or milk plants) are two-part buildings: a long, narrow shed with milking stalls for cows connected to a small cooling and processing building near a circular drive. The large utilitarian area where the cows are milked (historically referred to as the milking barn or milking parlor) has concrete masonry unit walls with large unglazed openings for ventilation and gabled roof. Floors are concrete for easy cleaning; stalls for cows are likewise designed for sanitation of concrete with metal stanchions. The processing/cooling/storage section of this building type (historically called the milk house or milk room) was not designed to be entered by cows or milkers. The milk houses are more visible from the public right-of-way than the barns, and thus more attention was paid to their aesthetic design. Many early examples, as documented in the Historic Context, exhibit simple Streamline Moderne architectural features including smooth symmetrical massing, stucco cladding, flat roofs with coping, curvilinear corners, and glass block windows. Larger and more elaborate examples have projecting center volumes, some with glass block at the curved corner.

The Historic Context theorized that these buildings would "most likely" have been constructed between 1920 and 1940, stating that more decorative Art Deco-style examples with geometric and angular edges as well as decorative chevrons or zigzags would have been constructed between 1920 and 1930, and that dairy owners transitioned to the Streamline Moderne style as described above between 1930 and 1940. Although revision of the 2004 Historic Context is outside the scope of the current study, some of the more serious flaws and inconsistencies within its discussion of this property type must be addressed in order to evaluate examples of this building type. The Context accurately describes the building type and correctly states that the Ontario/Chino area appears to boast the largest concentration of the property type in the state. However, the Context does not provide any photographic examples of the more decorative Art Deco-style milk parlors that it states would have been constructed before 1930, nor have recent field investigations revealed any dairy buildings with ornamental features that directly reference Art Deco architecture; the existence of dairy buildings with strongly Art Deco ornament appears to have been conjectural. A careful reading of the Historic Context and a review of its bibliography reveal that no sources on Art Deco or Streamline Moderne architecture were cited (in contrast to its extensive bibliography on Ranch Style architecture). Nor does the bibliography include sources focused on the architecture of dairies, the development of dairy building typology over the twentieth century, the technical requirements of twentieth century dairy buildings, or contemporaneous trade journals that discuss best practices for dairy building construction. Furthermore, pages 44 – 48 of the Context have no citations whatsoever. Thus, close examination reveals that its preparers developed the 1920 – 1940 period of significance based on the widely understood fact that the Art Deco/Streamline Moderne architectural movement was popular during this era and that Streamline Moderne grew out of Art Deco during the Great Depression. However reasonable this assumption may have been, it was not based on evidence. As demonstrated below, these buildings were not developed between 1920 and 1940.

The use of glass block is virtually ubiquitous in these milk plants and is one of the most important character-defining features of the building type. Glass block construction was pioneered in the US for a New York hotel built in 1928. Production of glass block began about 1932 and the material was featured at the 1933 – 1934 Chicago Century of Progress International Exhibition and the 1939 World's Fair in New York, helping to popularize it. The height of its use was from the late 1930s through the 1940s. It became an essential element of the Streamline Moderne style since it could be incorporated into curving wall surfaces (Fagan 2015). The development history of this material definitively demonstrates that Streamline Moderne milking parlors could not have been constructed in the Chino Valley prior to 1933 at the absolute earliest. In 1925, the University of California College of Agriculture published recommendations for milk house design and construction. Although concern for sanitary conditions had led to a recommendation for the use of concrete flooring for milking parlors and milk houses during this era, best practice continued to advise wood-frame wall construction with wood sheathing and double-hung wood sash windows with screens. In the 1920s, glass block and concrete masonry units were not yet being recommended as building materials by organizations promoting progressive dairying (Belton 1925).

Although glass block was in production by the mid-1930s and theoretically could have been utilized, its use for dairy buildings would have been unlikely, since building materials trends begin in urban areas and arrive later to farming operations, where utilitarian considerations are more important than style. Review of historic aerial photographs provides further evidence that the building type was not in local use during the 1920s and 1930s. Review of historic aerial photographs for a roughly two square mile area (including the current project area) has revealed that it eventually held at least 17 of these buildings. Only two milking parlors that fit the typology had been constructed by

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1949 and by 1953 there were still only two in the study area (USDA Aerial Photographs 1949, 1953, 1975). Furthermore, review of local newspapers reveals few if any new dairies established during the 1930s, and expansion of existing operations appears to have been modest during these Great Depression years. Extensive comparative research has revealed no existing California cultural resource reports or academic papers that have analyzed the building type. Several historic photographs of Los Angeles County dairies were discovered, and these demonstrate that the property type was in use in areas like Bellflower and Artesia during the 1940s and 1950s; the oldest dated photograph of a Streamline Moderne milking parlor in Artesia is from 1940. The Streamline Moderne milking parlor appears to have traveled from Los Angeles County to Ontario in the 1940s as dairymen began to move their operations to western San Bernardino County, and the trend accelerated rapidly in the mid-1950s along with the continued migration of dairies to Chino Valley. A 1940 article in the Chino Champion describes the Abacherli Dairy at the intersection of Walnut and San Antonio avenues as a state-of-the-art local dairy plant. Although the article does not include photographs, a milk house of concrete construction with concrete floors is described and may have been an early example of the typology (Chino Champion 1940). By 1947, the Journal of Dairy Science was recommending glass block for use in milk processing plants because it provided illumination without allowing dirt to infiltrate like an open window. The same publication also praises its "modern look" (Nelson: 1947). Other dairy-oriented publications also recommended use of the glass block and masonry construction in the late 1940s (University of Wisconsin: 1949). And the extant Streamline Moderne milk parlor at the Grant Dairy (in the current study area) is known to have been built in 1947 or 1948.

The local popularity of glass block in milking parlors appears to have peaked in the 1950s, when many local examples of this building type were constructed. Glass blocks were heavily advertised in dairy trade journals throughout the 1950s, and construction of the building typology continued into the 1960s. A Streamline Moderne milking parlor appears in a 1956 article contrasting "modern dairy plants" with the large wooden barns of the early twentieth century (Chino Champion 1956). (Although its construction date is not specifically mentioned, it would be unlikely for a local newspaper to tout a building as "modern" if it were more than two or three years old.) Although documents that substantiate exact dates for construction of Streamline Moderne milk parlors in Ontario have not been discovered, available evidence indicates that most were constructed between 1940 and 1965. Since we have demonstrated that the actual construction of this building type did not take place within the Art Deco era (1920 – 1940) this study will use Streamline Moderne Milk Parlor in reference to this building type and will consider the period of significance 1940 – 1965.

Subject Property History

The subject property was part of Mexican land grant Rancho Santa Ana del Chino. In the early twentieth century, the subject property (Lots 1 and 18 of Section 18 in Figure 1) was part of a larger ranch that totaled about 40 acres. By 1917, George Washington Bird (1873-1944) owned the property with his wife Birchie (U.S. Directories San Bernardino County 1917). George Bird was born in Missouri and Birchie was born in Iowa. In 1920, they were living on the ranch with seven of their children; a decade later they had five children left at home and Birchie's father was also living with them (US Census Records 1920, 1930). Bird was a contractor who built oil rigs; he apparently also operated the subject property as some type of a farm, perhaps a dairy or chicken ranch. There were some small buildings on the subject parcel during this era, but none of the current buildings had been constructed. The family home was not located on the subject property but was in a group of buildings and trees clustered along a driveway near the line of eucalyptus that marked the western border of Lot 8 (see Figures 1 and 2). The Birds had to mortgage the property during the Depression and were apparently unable to make the payments; they also had trouble meeting their property tax obligations, and an auction of all four lots was announced in 1933 (San Bernardino County Sun 1933). The family somehow managed to hang on to the property through the end of the decade, but it was finally auctioned at a trustee's sale in 1940. They moved to Upland, where George Bird died in 1944 (Pomona Progress Bulletin 1944).

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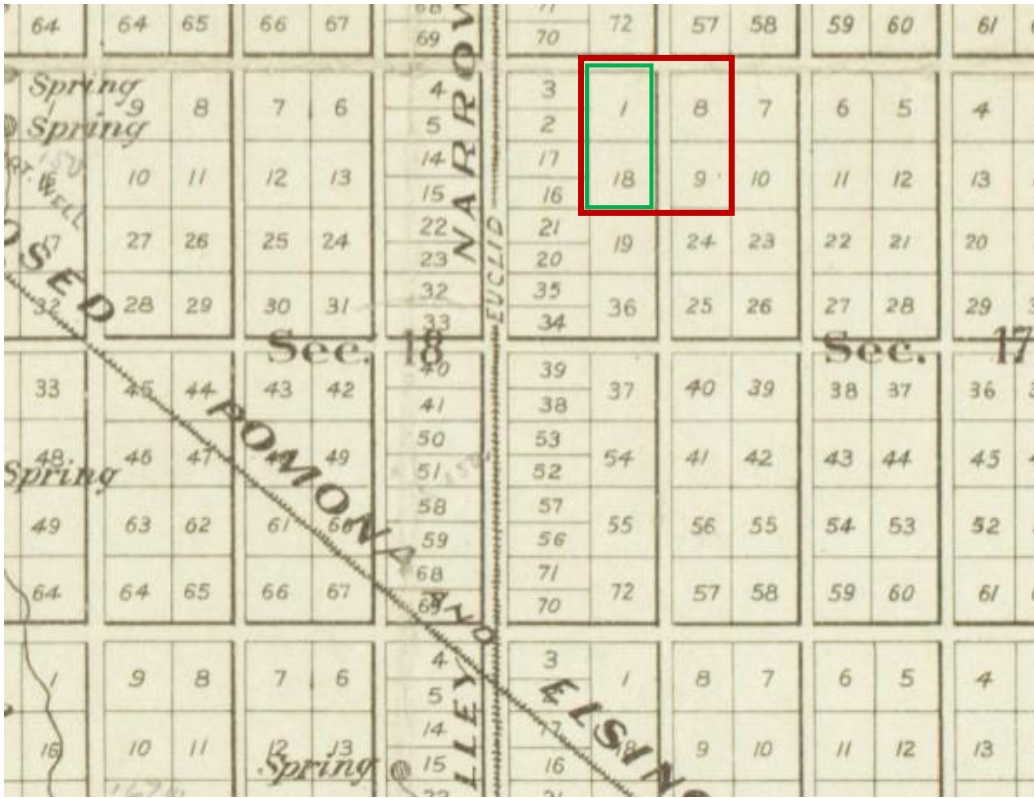


Figure 1: Britton & Rey Map of Subdivision of Rancho Santa Ana del Chino, 1889, Bird Ranch property outlined in red with portion surveyed for current study outlined in green.



Figure 2: Bird Ranch outlined in red with area surveyed for current study outlined in green, original ranch buildings (no longer extant) near Schaeffer at center of survey area, Bird Ranch residential area east of survey area, USDA Aerial, 1936.

Alba Lee and Frances Holmes acquired the property about 1940. Alba Lee Holmes (1913-2002) and Frances Pedley (1916-2000) had been married in 1938 and Alba worked as a machinist before they purchased the ranch (Pomona Progress Bulletin 1938). They eventually had four children (Chino Champion 2000). By 1950, Alba Lee and Frances Holmes and children Stephen, Karen, and Jeffrey apparently lived on the ranch (U.S. Census Records 1950). Presumably, they were living in the Bird house on Lot 8 which was extant at that time, but the location of their residence cannot be definitively determined because addresses were not in wide use in the area during this period. After they moved to the subject property, Alba, who usually went by Lee, listed his occupation as a farmer. Aerial photographs indicate that the western Streamline Moderne milking parlor was constructed c1958; a long narrow building probably used as a storage was constructed southeast of the milk parlor about the same time, and corrals for cattle were also built.

CONTINUATION SHEET



Figure 3: Bird Ranch outlined in red with portion surveyed for current study outlined in green, original ranch buildings (no longer extant) near Schaeffer at center of survey area, Bird Ranch residential area east of survey area, USDA Aerial, 1946.



Figure 4: Subject property in the late 1940s; no new buildings have been constructed on the property since the mid-1930s, USDA Aerial, 1949.

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Figure 5: Subject property in the early 1950s; no new buildings have been constructed on the property since the mid-1930s, USDA Aerial, 1953.



Figure 6: Subject property, blue arrow showing c1958 Milk Parlor constructed during Holmes ownership, USDA Aerial, 1959.

A second milk parlor was constructed c1965, apparently by the Holmes family. It is a virtually exact copy of the neighboring Floris Ykema Dairy's milk parlor (about a half mile directly to the south, constructed c1960) which apparently served as a template. The dairy operation on this property made little impact on the historic record and little is known about Lee Holmes' professional life. Frances Holmes worked in the estate and planning department of Pomona College and was a longtime member of the Christian Women's Club in Chino (Chino Champion 2000). The family appears to have lived on the property until at least 1964. The east half of the property appears to have been sold during the mid-1960s.

The TeVelde family purchased the property about 1973; they also acquired the Grant Dairy to the west. Born in the Netherlands, Harm and Swannie TeVelde were married in 1936 and came to the area in 1969; they may have rented the property before purchasing it. They named the properties at Euclid and Schaefer Artevel Farms (Chino Champion 1970, Chino Valley News 1983, Chino Champion 1986). Harm gained recognition by the Holstein-Friesian Association of America for his milk cows (Chino Champion 1977). The TeVeldes had eight children. The TeVelde family purchased the Grassland Dairy Farm at 7275 Schaeffer Avenue (the subject property), which comprised the second Artevel

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Farms location (Chino Champion 1981). Harm and Swannie's son, John TeVelde lived on Schaefer Ave with his family starting in 1969 (Chino Champion 1969). The two residential buildings on the property were constructed after 1980. Research has not revealed when the original 40-acre Bird Ranch was subdivided, but the eastern 20 acres were under separate ownership by 1987. In 1990, Harm Te Velde died after living in Chino for 21 years (Chino Valley News 1990). In 2008, Artevel Farms became Artevel of California, LLC. In 2013, Swannie TeVelde died, leaving 116 family members. In the 2010s, the property was purchased by Daniel Drake and used as the Drake Family Farms Artisan Farmstead, for the production of goat cheese. Drake Family Farms sold their goat cheese at local farmers markets (Los Angeles Times 2012).



Figure 7: Subject property, blue arrow showing c1958 Milk Parlor orange arrow showing c1965 Milk Parlor constructed during Holmes ownership, USDA Aerial, 1976.

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Evaluation of New Model Colony Area Associations

The subject property has no extant buildings constructed prior to the 1950s, it therefore has no potential association with the following historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area: 1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 3.1930-1949 - Dry Lot Dairying with Mechanization. Since the two milking parlors on the property were constructed during the 1950s and 1960s, it is a potential example of 4. Post-1950 - Scientific, Large Capacity Dairies, although it does not meet the minimum characteristics as analyzed in greater detail below.

As analyzed below, it is an example of 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940 – 1965).

2. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The subject property exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described it and identified it as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context.

4. Post-1950 - Scientific, Large Capacity Dairies minimum characteristics according to Historic Context:

at least one large residence that dates to this period in the Ranch architectural style that exhibits little alteration, a large "herringbone style" milking parlor designed in the Ranch style, a circular driveway, numerous geometrically spaced rows of pole structures and other related dairy facilities, and a vast expanse of open space to the rear of the property. The property may have multiple large residences and a few smaller workers' residences.

The subject property has two milking parlors that date from this era, and its c1965 milking parlor appears to exhibit the later herringbone style as required for significance under the Historic Context; it also has circular driveways. However, the current property at 20 acres is only half the size of the original ranch and not close to the average 40-acre size of properties within this context. Furthermore, the subject property lacks a large Ranch-style residence, and has no residential buildings constructed within the 1950 – 1969 period of significance for this context. Although it has numerous geometrically spaced rows of pole structures and other agricultural buildings, all were constructed well outside the historic era and appear to have been purpose-built for the current goat dairy, and therefore do not fit within this context. There has also been an addition of a prefabricated dwelling and a combination residence/vehicle storage building in a prominent location near the street and between the milking parlors outside the historic era. Buildings constructed after 1969 and the addition of manufactured homes are specifically mentioned in the Historic Context as factors that would render a dairy property developed during this era low integrity. Therefore, according to the standards set forth by the Historic Context, the property no longer conveys its historic association as a post-1950 dairy property.

Since the property qualifies as a high integrity example of a Streamline Moderne Milk parlor is eligible for local listing under Context 2 but ineligible under the other contexts as set forth in the Historic Context.

Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The property at 7275 Schaefer Avenue was constructed within the general context of agricultural and residential development in Ontario, however, research has revealed no significant association with important events related to the founding of that municipality, with development of the region, postwar residential expansion, the development of the dairy business, or with any other important historic context. It was one of many dairies established in the area during the twentieth century. It is therefore recommended not eligible for the National Register or the California Register under Criterion A/1.

Criterion B/2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Its early owners were ordinary people; no houses were located on the subject property within the historic era, so it had no residents. Therefore, it lacks association with the lives of important persons in our history. For these reasons, it is recommended not eligible for the National Register or California Register under Criterion B/2.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7275 Schaefer Ave, Ontario

*Date: Continuation Update

Criterion C/3: The western milking parlor is an example of an important local property type. The building is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows that curve around a corner, and a flat clay tile roof. It was constructed c1958, within the revised period of significance recommended for Streamline Moderne milk parlors. Although the eastern milking parlor was also constructed within the historic era, it is a lesser example of a Midcentury modern milk parlor and has also suffered alterations such as having windows boarded up; it therefore lacks the architectural significance and integrity required for historic listing. For these reasons, the western milk parlor alone is recommended eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. The subject property is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Integrity. Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

Although additions to its façade have obscured it from view, the original historic fabric of the milk parlor appears intact beneath these additions. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the subject property has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remain mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

Intrusion of non-historic-era buildings near the milking parlor has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a c1958 milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. These essential and defining features would allow the building to strongly evoke the feeling of a Streamline Moderne milk parlor if additions were removed. The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940 – 1965 milking parlor. It therefore retains integrity of association.

The western milking parlor retains sufficient integrity to convey its identity as a c1958 dairy building.

The subject property and its constituent c1958 milking parlor are therefore recommended eligible for listing on the National Register or the California Register, and as such qualifies as a historical resource under the California Environmental Quality Act (CEQA). Thus, BCR Consulting recommends the National Register of Historic Places Status Code "3S".

***B12. References (Cont.):**

Chino Valley News

"Artevel Farms-Ralph TeVelde." Oct. 24, 1979, 20.

"Obituaries: Harm TeVelde." Jan. 17, 1990, 9.

"Obituaries: Sonja Te Velde." Dec. 14, 1983, 22.

Clucas, Donald Laine., Anderson, Marilyn. Upland. Arcadia Publishing: Charleston, South Carolina. 2009.

Emick, Paula. Images of America: Rancho Cucamonga. Arcadia Publishing: Charleston, South Carolina. 2011. Fagan, Elizabeth. BUILDING WALLS OF LIGHT: THE DEVELOPMENT OF GLASS BLOCK AND ITS INFLUENCE ON AMERICAN ARCHITECTURE IN THE 1930s.

Master's Thesis, Graduate School of Architecture, Planning, and Preservation, Columbia University. May 2015. 1, 23.

Galvin & Associates. "The City of Ontario's Historic Context For the New Model Colony Area." Sept. 2004, 7-18.

Pomona Progress Bulletin

"Back-fire Starts Blaze; \$500 Loss on Ranch." Sep. 15, 1925, 4.

"Licensed to Wed." Apr. 12, 1938, 9. San Bernardino County Sun

Aug. 7, 1933, 32.

Nelson, F.E., ed. Journal of Dairy Science Vol XXX. American Dairy Science Association, Ohio State University, Columbus Ohio. October 1947.

City of Ontario. "History" <https://www.ontarioca.gov/FactsAndHistory>. Accessed August 8, 2022. Undated.

Ontario City Library. Early Ontario. Arcadia Publishing: Charleston, South Carolina. 2014.

US Census records

Bird. San Bernardino County. 1920, 1930, 1940.

Alba Lee Holmes. San Bernardino County. 1950.

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 8

*Resource Name or #: 7218 & 7226 Edison Avenue

2P1. Other Identifier: APN 1053281020000

***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

T 2S; R 7W; Section 18; SBBM

c. Address: 7218 Edison Ave and 7226 Edison Avenue City: Ontario Zip: 91762

d. UTM: Zone: N/A

mE/

Elevation:

e. Other Locational Data: The property is on the north side of Edison Avenue, just outside of Chino, in the southwest section of the city of Ontario.

***P3a. Description:** The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is a 2.06-acre lot occupied by a c1924 residence to the west at 7218 Edison Avenue and a c1957 residence to the east at 7226 Edison Avenue. The residences are in the south portion of the parcel near the road and enclosed by chain link fences. Landscaping consists of several mature trees and palms near the houses. The c1957 Ranch-style house is irregular in plan with a medium-pitch multi-gabled roof with metal vents on the gable ends. It is clad in stucco. There is a partial width porch with a gable roof on the main (south) elevation that is supported by two square wood post. It shelters the main entrance, which faces east rather than toward the street and is fitted with a wood paneled door. The porch is accessed by two wide concrete steps. Fenestration consists of replacement vinyl sliding windows. There is a garage to the east of the house, which is connected to the house by a breezeway. The garage is also clad in stucco with a gable roof and features a metal roll-up garage door.

The c1924 residence to the east of the larger c1957 residence is at the southeast corner of the parcel and exhibits the basic characteristics of Craftsman architecture. It is roughly L-shaped in plan with a jerkinhead gable roof and exposed rafter tails. It is clad in horizontal wood siding. There is a projecting partial-width porch on the main (south) elevation that is supported by two square wood posts and shelters the main entrance, which is centered and fitted with a paneled wood door and is accessed by a set of two wide concrete steps. Fenestration consists of vinyl replacement windows. There is a garage to the east of the house, which has the same roof form and pitch as the house, horizontal wood siding, and a metal roll-up garage door. The garage is connected to the house by a hyphen with clerestory windows on its main façade that appears to be a later addition.

References:

Chino Champion

"Births: Waggoner." May 12, 1971, 5.

"Bob-O-Link: With the Arrival in Chino." Aug. 15, 1941, 6.

"Byron C. Fulton, Chino Pioneer, Claimed by Death." Sep. 22, 1939, 1.

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



***P4. Resources Present:**

Building Structure Object

Site District Element of District Other

***P5b. Description of Photo:** (View, date, accession #)

Photo 1: Front façade Overview (View N)

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

1924, 1957 (San Bernardino County Assessor)

Prehistoric Both

***P7. Owner:**

Richard and Lisa Gentry Trust

***P8. Recorded by:**

Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 5/22/2023

***P10. Survey Type:** *Intensive*

***P11. Report Citation:**

***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: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style:

*B6. Construction History: The main residence built c1924.
Second residence built c1957.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: N/A Period of Significance: N/A

Property Type: N/A Applicable Criteria: N/A

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(Continued on Continuation Sheet, page 4.)

*B12. References: (continued)

"Chino" Where the Buffalo Still Roam." Jun. 30, 1989, 29.

"Choice A Beef For Sale." Jul. 25, 1986, 12. "Pomona Man Injured In Auto Crash Here." Nov. 8, 1956, 6.

"Rex Waggoner With Peace Corps In Guatemala" Apr. 4, 1963, 3.

"FFA Membership Opens Doors for Future in Dairy." Jul. 7, 2012, 13.

Clucas, Donald Laine., Anderson, Marilyn. Upland. Arcadia Publishing: Charleston, South Carolina. 2009.

Emick, Paula. Images of America: Rancho Cucamonga. Arcadia Publishing: Charleston, South Carolina. 2011.

City of Ontario. "History" <https://www.ontarioca.gov/FactsAndHistory>. Accessed August 8, 2022. Undated.

Ontario City Library. Early Ontario. Arcadia Publishing: Charleston, South Carolina. 2014.

Progress Bulletin.

"Rita Waggoner Makes Summer Wedding Plans." Jan. 3, 1960, 19.

"Betrothal Revealed." Dec. 25, 1972, 57.

San Bernardino County Sun.

"October 22, 1925 Continued." Dec. 12, 1925, 3.

Feb. 2, 1906, 8.

Swett, Ira. *The Ontario & San Antonio Heights Railroad Company: Pacific Electric in Ontario & Claremont.* Interurbans Publications, 1969.

U.S. Department of Commerce. "Waggoner." 1950 Federal Census. Chino, San Bernardino County.

*B14. Evaluators: Kara Brunzell, BCR Consulting, Claremont, California

*Date of Evaluation: 5/22/2023



***P3a. Description: (continued):**



Photograph 2: 7218 Edison Avenue, south elevation, camera facing northeast, May 22, 2023.



Photograph 3: 7226 Edison Avenue, south and east elevations, camera facing northwest, May 22, 2023.

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 7218 & 7226 Edison Ave, Ontario

Recorded by: Doug Kazmier

*Date: Continuation Update

*B10 (continued from page 2).

Ontario

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey brothers added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey brothers set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey brothers' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Subject Property History

The property was part of Mexican land grant Rancho Santa Ana del Chino. The current small parcel near the intersection was part of Lot 34 of Section 18, a roughly 300' x 900' parcel. The first known owners of Lot 34 were Byron C. Fulton (1860-1939) and his wife, Mary Jane Bailey (San Bernardino County Sun 1906). They moved from North Dakota to Chino in 1892. They purchased a large ranch property and established their home on the southeast corner of Euclid and Edison Avenues (Chino Champion 1939). They bought and sold a number of portions of their original property and other properties in Chino. In 1899, the Fulton house burned down and they moved a new house from Ontario to the northeast corner of Euclid and Edison Avenues, current address 14095 Euclid Avenue. The Fulton family appears to have stayed in the house until at least 1930. In the early 1930s, John Ephas Clapp (1876-1944) purchased all of Lot 34. Clapp was a cattle dealer and had a dairy in Chino Hills. He apparently lived on Lot 34 in the house facing Edison that was constructed about 1924 (7218 Edison Avenue) with his wife, Ida Belle Clapp, and their son, Frank Clapp (Chino Champion 1941). (Since house numbers were not in use area during this period, available documents cannot definitively confirm which house they resided in.) The Clapps may also have operated a dairy across the street from the subject parcel. Around 1940, the lot was divided, separating 14095 Euclid Avenue and 7218 Edison Avenue. Historic aerial photographs demonstrate that the remainder of the parcel was an orchard through the middle decades of the twentieth century, and although people involved in the dairy business lived on the property at times, the parcel was never utilized as a dairy. The orchard trees were gradually replaced with large tanks for what appears to have been some type of industrial use, but research has not revealed its details.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7218 & 7226 Edison Ave, Ontario
*Date: Continuation Update

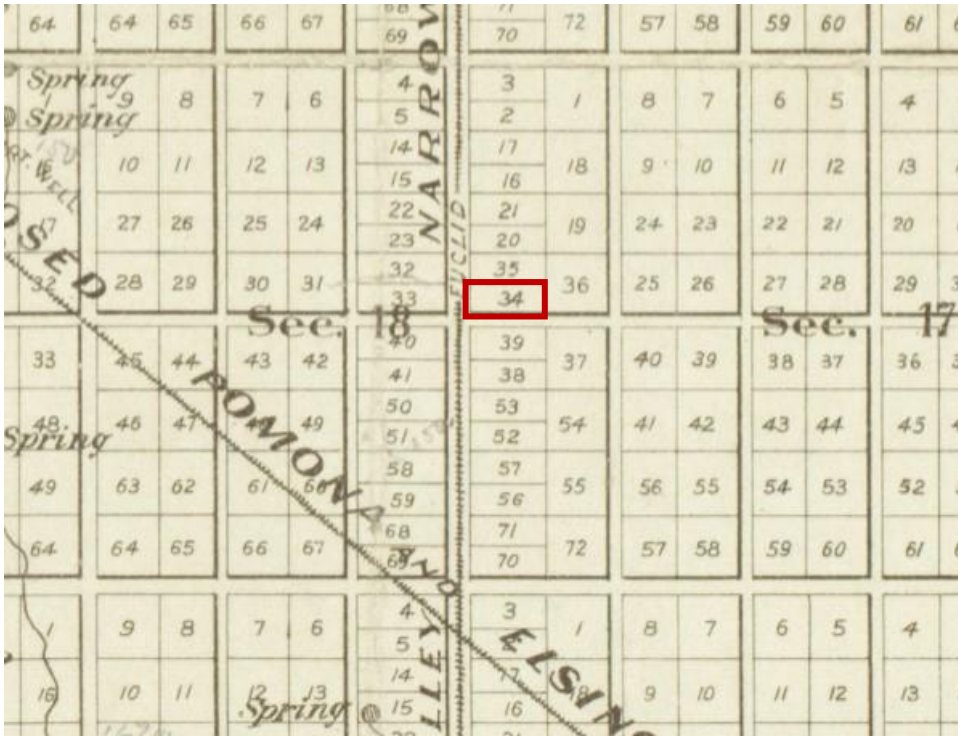


Figure 1: Britton & Rey Map of Subdivision of Rancho Santa Ana del Chino, 1889, Subject property outlined in red.

In 1936, Claudie E. Waggoner (1913-2000) married Faye Maxwell (1915-1998) and they moved to Ontario, living at first on Grove. Around 1950, they appear to have moved onto 7218 Edison Avenue with their son, Rex and daughters Donna and Rita. They used the property as a walnut farm (Chino Champion 1963). Previously, Claudie Waggoner worked for Lucas Dairy Company. The Waggoners son, Rex Waggoner, studied soil science and agronomy at Cal Poly San Luis Obispo. After graduating, he worked as a soil scientist with the U.S. soil conservation service near Placerville. He also volunteered in the Peace Corps in Guatemala for two years, where he worked in livestock management and farming, and taught nutrition (Chino Champion 1963).

In 1957, a second house was built on the property, apparently for the Waggoner 's daughter Donna. In 1958, Peter S. Vander Meulen (1933-2011), Donna Waggoner Vandermeulen, and their three children lived at 7226 Edison Avenue. Starting in 1955, Vander Meulen worked as a heavy equipment operator with Blue Diamond Materials for thirty-five years. In the late 1960s, Rex Waggoner moved into the house at 7226 Edison Avenue, directly adjacent to his parents' house at 7218 Edison Avenue. In 1971, Rex Waggoner and his wife had a son, Steven Lee (Chino Champion 1971). Faye Waggoner died in Chino in 1998 and Claudie Waggoner died four years later (U.S. Social Security Death Index 2000). After their deaths, their oldest children, Rex Waggoner and Donna Vandermeulen (1938-2021), inherited the property.

In 2003, Roger and Jennie Camping purchased the property. Roger Camping (b.1952) and his two brothers owned Eagle Livestock in Chino (Chino Champion 1989; Progress Bulletin 1972). Roger Camping raised cows to sell for beef (Chino Champion 1986). In 2020, the property was purchased by Richard and Lisa Gentry.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7218 & 7226 Edison Ave, Ontario

*Date: Continuation Update



Figure 2: Subject property with a residence at the west corner (no longer extant), rows of orchard trees and the house to the east at 7218 Edison Avenue, USDA Aerial, 1936.



Figure 3: Subject property with multiple residences at the west corner, water tanks, and the two houses to the east at 7218 and 7266 Edison Avenue, USDA Aerial, 1960.

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7218 & 7226 Edison Ave, Ontario
*Date: Continuation Update

Evaluation of New Model Colony Area Associations

Lot 34 was never used as a dairy and therefore has no associations with this local historic context.

Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The property at 7218 and 7226 Edison Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the Chino Valley. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The families who lived on the property were not significant contributors to the area's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. The houses provided shelter for ordinary working people: farmers and business owners. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The two residences are not significant for their architecture. Research did not reveal any architects or important builders associated with their construction. The buildings are unremarkable examples of modest-sized 1920s and 1950s houses in Ontario. Although the older house has some basic elements of Craftsman architecture and the newer house is Ranch-style, neither is an outstanding example of an architectural movement. Furthermore, both have been altered outside the historic period with window replacement and other unsympathetic changes. For these reasons, they lack the significance and integrity required for historic listing and are recommended not eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 7218 and 7266 Edison Ave are examples of well understood types of construction and do not appear to be a principal source of important information in this regard.

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: 7244 & 7260 Edison Avenue

P1. Other Identifier: APNs 1053-281-01, 1053-211-05

***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 **T 2S; R 7W; Section 18; SBBM**

c. Address: 7244 & 7260 Edison Ave **City:** Ontario **Zip:** 91762

d. UTM: Zone: N/A **mE/** **Elevation:**

e. Other Locational Data: The property is on the north side of Edison Avenue, just outside of Chino, in the southwest section of the city of Ontario.

***P3a. Description:** The property is located in a remnant of the once expansive Chino Valley dairy country, most of which was gradually developed for residential tracts beginning in the 1970s. It is now located on the edge of Ontario, with multi-family residential development across the street to the west and dairies to the east and north. The subject property is an 18-acre historic-era dairy with its main buildings on the 9-acre parcel (1053-281-01) adjacent to Edison Avenue and open space with some small buildings to the north on another 9-acre parcel (1053-211-05). 1053-281-01 is occupied by a historic-period (c1950) residence to the west, a historic-period (1957) residence to the east, and a historic-period (c1958) milking parlor at the center. The residence at 7244 Edison Avenue on the west side of the parcel near the road has untended landscaping with several mature trees near the house. The Ranch-style house is irregular in plan with a medium-pitch cross-gabled roof. It is clad in horizontal wood siding with vertical roof plywood on its south elevation. The main entrance on the east elevation is left of center and sheltered only by the roof eaves. It is fitted with a metal security screen door and accessed by three concrete steps. There is a large brick chimney on the east elevation. Fenestration consists of replacement sliding sash. The building is in fair condition, with peeling paint and the south elevation is boarded up. There is a detached garage to the north of the residence. It is rectangular in plan with a gable roof with louvered vents on the gable ends. It is clad in horizontal wood siding and is fitted with a roll-up metal garage door.

The second residence at 7260 Edison Avenue is on the southeast portion of the parcel near the road. It has untended landscaping and is enclosed by a metal chain link fence. The house is rectangular in plan with a gable roof with vents on the gable ends and exposed rafter tails. It is clad in stucco. The main entrance on the main (south) elevation is centered and fitted with a metal security screen door. It is sheltered only by the roof eaves, which project slightly at the entrance. There is a second entrance on the west elevation with is sheltered by a small projecting shed roof. Primary fenestration consists of metal sliding sash with a large picture window on the main side. There is a garage attached to the west elevation; it is fitted with a metal accordion garage door. It appears to be occupied and is in good condition.

The milking parlor at the center of the parcel is accessed by a semi-circular driveway. It is rectangular in plan. The front portion of the building (the milk parlor) has a flat roof and is clad in stucco. It features simple references to Streamline Modern architecture including a projecting center section, curved corners, and a shaped parapet with decorative clay tile roofing. The main entrance is centered on the main (south) elevation and is boarded up. Fenestration consists of glass block. The back portion of the building is an open-air facility (the milking parlor/milking barn) with a gabled metal roof with exposed rafter tails (cont. p. 3).

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



***P4. Resources Present:**

Building Structure Object

Site District Element of District Other

***P5b. Description of Photo:** (View, date, accession #)

Photo 1: Front façade Overview (View NW)

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

1950, 1957, 1960 (Parcelquest.com) Prehistoric

Both

***P7. Owner:**

***P8. Recorded by:**

Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 5/22/2023

***P10. Survey Type:** *Intensive*

***P11. Report Citation:**

***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: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Milk Parlor Streamline Moderne
Houses Ranch

*B6. **Construction History:** Described in narrative, below.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme:** N/A

Area: N/A **Period of Significance:** N/A

Property Type: N/A **Applicable Criteria:** N/A

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(Continued on Continuation Sheet, page 3.)

***B12. References:**

Agricultural Experiment Station. Dairy Cattle Housing. University of Wisconsin. 1949. 19.

Arnold, F.J. "Fifty Years of DHIA Work." Journal of Dairy Science. 1956.

Belton, Herbert Logan, Long, James Dewey. Milk houses for California dairies. University of California, College of Agriculture, Agricultural Experiment Station, Berkeley. 1925. 6 – 9.

Britton & Rey. Map of Subdivision of Rancho Santa Ana del Chino. 1889.

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*B14. **Evaluators:** Kara Brunzell, BCR Consulting, Claremont, California

***Date of Evaluation:** 5/22/2023



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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7244 & 7260 Edison Ave, Ontario
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***P3a. Description: (continued):**

The roof is supported by square wood posts that rest on a half-height solid stucco wall. The building is in fair condition.



Photograph 2: 7260 Edison Avenue, west and south elevations, camera facing northeast, May 22, 2023.



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*Date: Continuation Update

Photograph 3: Edison Avenue milking parlor, south and east elevations, camera facing northwest, May 22, 2023.



Photograph 4: Edison Avenue milking parlor, west and south elevations, camera facing northeast, May 22, 2023.

*B10 (continued from page 2).

Ontario

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffey brothers added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffey brothers set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffey brothers' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 7244 & 7260 Edison Ave, Ontario

Recorded by: Doug Kazmier

*Date: Continuation Update

values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Dairy Industry

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) has documented the local dairy industry, establishing periods of significance and a detailed framework for evaluation. The summary below draws from the context and other sources to provide sufficient historical framework to orient readers of these DPR 523 forms; the more comprehensive 2004 context may be consulted for additional detail.

Ontario and Chino are located in the Chino Valley basin of southwestern San Bernardino County. Dairy cows came to California with American settlers during the Gold Rush, and by 1876, a State Dairyman's Association had been organized. Dairies were first established in Chino Valley in the 1890s. The first dairy was most likely the Steel and Green Dairy, comprised of adobe buildings on the site of the Battle of Chino. The industry was based on free grazing during this era, and the availability of large tracts of fertile and inexpensive pastureland drew dairy farmers from Los Angeles County. However, most dairies in the region remained closer to Los Angeles population centers for several decades and citrus groves dominated the landscape through the end of the 1940s. Through 1930, the dairies in the region were small family businesses. Yet, by 1915, milk shipments already totaled over 6,000 pounds out of Chino. As Los Angeles County grew in population, so did the regional dairy industry. In the 1920s, many Dutch immigrants started dairy farms near Los Angeles. In the 1930s, to optimize milk production, dairies began switching from free grazing to dry-lot dairying and mechanized milking (Chino Champion 1977).

In the early years, the milking equipment was sanitized with steam tanks heated by oil burners. By 1920, dairy health and sanitation laws were established. Milk was originally filtered through cloth into the cans it was shipped in. The new laws required that a milk house had to be at least sixty feet from the barn, milkers must wear clean clothes before each milking, and milk house drains were constantly flushed with water. New ammonia colling systems were also created. After World War I, many cows in California had tuberculosis, thus pasteurization became a requirement. The Dairy Herd Improvement Association (DHIA), formerly the Cow Testing Association, was also created to improve the quality of the milk cattle (Chino Champion 1977). The association was started in the United States in 1906 by Danish immigrant Helmer Rabild and a small group of dairy farmers in Michigan. The Dairy Division of the U.S. Department of Agriculture was the biggest supporter of the DHIA. By 1926, over one-hundred associations were established across the country (Arnold 1956).

During and after World War II, the Los Angeles Basin grew as a metropolitan area, pushing dairies to peripheral areas such as Chino Valley. In 1949, Chino dairies produced one-third of the total dairy production in San Bernardino County (Chino Champion 1950). In 1950, there were 79 dairies with an average of 145 cows to a herd in the Chino area (Chino Champion 1950). Suburbanization in Los Angeles County allowed dairymen, many of whom were Dutch, to purchase larger acreage and build bigger homes in Chino Valley. During this era, local dry lot operations (which purchased all feed) began to replace traditional dairy farms, which grew some or all cattle feed. By 1957, there were more than 135 dairies in Chino Valley. The late 1950s and early 1960s dairies established in Chino Valley were the most technologically sophisticated in the US, capable of milking 450 cows a day for each worker. Herringbone milking parlors, in which cows were raised on a platform so milkers did not have to kneel, became popular during this era to control labor costs. In 1960, an agricultural dairy preserve was established to protect the land from development, and by 1965, there were around 350 dairies in Chino Valley (Chino Champion 1977). In 1979, sixty percent of milk produced in California was from Chino Valley (Galvin & Associates 2004). Dairy products became California's number one agricultural commodity in 1993, and the state continued to lead the country in milk production throughout the twenty-first century (California Dairy Press Room & Resources 2023).

Streamline Moderne Milking Parlors

The City of Ontario's Historic Context for the New Model Colony Area (Galvin & Associates 2004) identified an unusual building type that characterizes historic-era dairies in the Ontario area, stating that the survey area has one of the largest concentrations of this building type in California. These milk parlors (also called milk houses or milk plants) are two-part buildings: a long, narrow shed with milking stalls for cows connected to a small cooling and processing building near a circular drive. The large utilitarian area where the cows are milked (historically referred to as the milking barn or milking parlor) has concrete masonry unit walls with large unglazed openings for ventilation and gabled roof. Floors are concrete for easy cleaning; stalls for cows are likewise designed for sanitation of concrete with metal stanchions. The processing/cooling/storage section of this building type (historically called the milk house or milk room) was not designed to be entered by cows or milkers. The milk houses are more visible from the public right-of-way than the barns, and thus more attention was paid to their aesthetic design. Many early examples, as documented in the Historic Context, exhibit simple Streamline Moderne architectural features including smooth symmetrical massing, stucco cladding, flat roofs with coping, curvilinear corners, and glass block windows. Larger and more elaborate examples have projecting center volumes, some with glass block at the curved corner.

The Historic Context theorized that these buildings would "most likely" have been constructed between 1920 and 1940, stating that more decorative Art Deco-style examples with geometric and angular edges as well as decorative chevrons or zigzags would have been constructed between 1920 and 1930, and that dairy owners transitioned to the Streamline Moderne style as described above between 1930 and 1940. Although revision of the 2004 Historic Context is outside the scope of the current study, some of the more serious flaws

and inconsistencies within its discussion of this property type must be addressed in order to evaluate examples of this building type. The Context accurately describes the building type and correctly states that the Ontario/Chino area appears to boast the largest concentration of the property type in the state. However, the Context does not provide any photographic examples of the more decorative Art Deco-style milk parlors that it states would have been constructed before 1930, nor have recent field investigations revealed any dairy buildings with ornamental features that directly reference Art Deco architecture; the existence of dairy buildings with strongly Art Deco ornament appears to have been conjectural. A careful reading of the Historic Context and a review of its bibliography reveal that no sources on Art Deco or Streamline Moderne architecture were cited (in contrast to its extensive bibliography on Ranch Style architecture). Nor does the bibliography include sources focused on the architecture of dairies, the development of dairy building typology over the twentieth century, the technical requirements of twentieth century dairy buildings, or contemporaneous trade journals that discuss best practices for dairy building construction. Furthermore, pages 44 – 48 of the Context have no citations whatsoever. Thus, close examination reveals that its preparers developed the 1920 – 1940 period of significance based on the widely understood fact that the Art Deco/Streamline Moderne architectural movement was popular during this era and that Streamline Moderne grew out of Art Deco during the Great Depression. However reasonable this assumption may have been, it was not based on evidence. As demonstrated below, these buildings were not developed between 1920 and 1940.

The use of glass block is virtually ubiquitous in these milk plants and is one of the most important character-defining features of the building type. Glass block construction was pioneered in the US for a New York hotel built in 1928. Production of glass block began about 1932 and the material was featured at the 1933 – 1934 Chicago Century of Progress International Exhibition and the 1939 World's Fair in New York, helping to popularize it. The height of its use was from the late 1930s through the 1940s. It became an essential element of the Streamline Moderne style since it could be incorporated into curving wall surfaces (Fagan 2015). The development history of this material definitively demonstrates that Streamline Moderne milking parlors could not have been constructed in the Chino Valley prior to 1933 at the absolute earliest. In 1925, the University of California College of Agriculture published recommendations for milk house design and construction. Although concern for sanitary conditions had led to a recommendation for the use of concrete flooring for milking parlors and milk houses during this era, best practice continued to advise wood-frame wall construction with wood sheathing and double-hung wood sash windows with screens. In the 1920s, glass block and concrete masonry units were not yet being recommended as building materials by organizations promoting progressive dairying (Belton 1925).

Although glass block was in production by the mid-1930s and theoretically could have been utilized, its use for dairy buildings would have been unlikely, since building materials trends begin in urban areas and arrive later to farming operations, where utilitarian considerations are more important than style. Review of historic aerial photographs provides further evidence that the building type was not in local use during the 1920s and 1930s. Review of historic aerial photographs for a roughly two square mile area (including the current project area) has revealed that it eventually held at least 17 of these buildings. Only two milking parlors that fit the typology had been constructed by 1949 and by 1953 there were still only two in the study area (USDA Aerial Photographs 1949, 1953, 1975). Furthermore, review of local newspapers reveals few if any new dairies established during the 1930s, and expansion of existing operations appears to have been modest during these Great Depression years. Extensive comparative research has revealed no existing California cultural resource reports or academic papers that have analyzed the building type. Several historic photographs of Los Angeles County dairies were discovered, and these demonstrate that the property type was in use in areas like Bellflower and Artesia during the 1940s and 1950s; the oldest dated photograph of a Streamline Moderne milking parlor in Artesia is from 1940. The Streamline Moderne milking parlor appears to have traveled from Los Angeles County to Ontario in the 1940s as dairymen began to move their operations to western San Bernardino County, and the trend accelerated rapidly in the mid-1950s along with the continued migration of dairies to Chino Valley. A 1940 article in the Chino Champion describes the Abacherli Dairy at the intersection of Walnut and San Antonio avenues as a state-of-the-art local dairy plant. Although the article does not include photographs, a milk house of concrete construction with concrete floors is described and may have been an early example of the typology (Chino Champion 1940). By 1947, the Journal of Dairy Science was recommending glass block for use in milk processing plants because it provided illumination without allowing dirt to infiltrate like an open window. The same publication also praises its “modern look” (Nelson: 1947). Other dairy-oriented publications also recommended use of the glass block and masonry construction in the late 1940s (University of Wisconsin: 1949). And the extant Streamline Moderne milk parlor at the Grant Dairy (in the current study area) is known to have been built in 1947 or 1948.

The local popularity of glass block in milking parlors appears to have peaked in the 1950s, when many local examples of this building type were constructed. Glass blocks were heavily advertised in dairy trade journals throughout the 1950s, and construction of the building typology continued into the 1960s. A Streamline Moderne milking parlor appears in a 1956 article contrasting “modern dairy plants” with the large wooden barns of the early twentieth century (Chino Champion 1956). (Although its construction date is not specifically mentioned, it would be unlikely for a local newspaper to tout a building as “modern” if it were more than two or three years old.) Although documents that substantiate exact dates for construction of Streamline Moderne milk parlors in Ontario have not been discovered, available evidence indicates that most were constructed between 1940 and 1965. Since we have demonstrated that the actual construction of this building type did not take place within the Art Deco era (1920 – 1940) this study will use Streamline Moderne Milk Parlor in reference to this building type and will consider the period of significance 1940 – 1965.

Subject Property History

The dairy at 7260 and 7244 Edison Avenue was Lots 19 & 36 of Section 18 of Mexican land grant Rancho Santa Ana del Chino. The roughly 18 acres of farmland changed hands several times during the first decades of the twentieth century; although there was a small building set well back from Edison Avenue near the western parcel boundary by the 1930s, there is no indication that any of its early owners lived on the property. Nor has research revealed specific information about its early agricultural use.

CONTINUATION SHEET

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7244 & 7260 Edison Ave, Ontario
*Date: Continuation Update

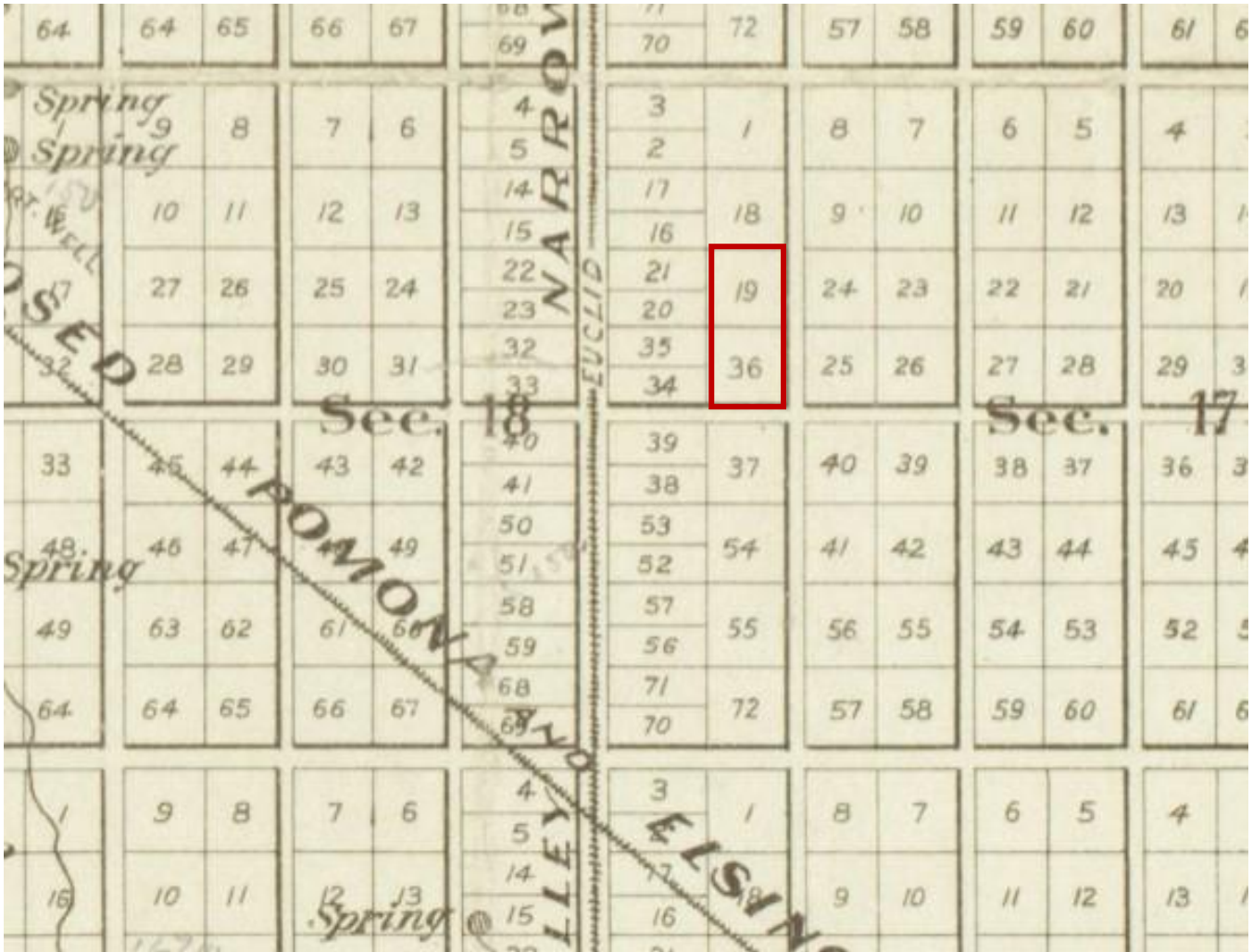


Figure 1: Britton & Rey Map of Subdivision of Rancho Santa Ana del Chino, 1889, Subject property outlined in red.

CONTINUATION SHEET



Figure 2: Lots 18 & 36 outlined in red prior to development of current buildings, USDA Aerial, 1936.

The older house at 7244 Edison Avenue was constructed about 1950. The first known operators of a dairy on the property were Floris and Harriet Ykema. Born in Iowa, Floris Ykema (1920-1986) married his wife, Harriet, in 1942 and they moved to California in 1945 after he served in World War II. He worked for a dairy before starting his own in Chino. In 1954, the Chino Champion reported that the property was a new dairy operated by Floris Ykema (Chino Champion 1954). Floris and Harriet moved into the house with their young daughters Alicia, Ruth Ann, and Gladys. The family attended the First Christian Reformed Church in Chino and Floris served on the board for the Ontario Christian School. The second residence at 7260 Edison Avenue was built in 1957, and the family moved into the new Ranch-style house. The Streamline Moderne milking parlor was built between the residences about the same time, and corrals for the cows as well as pole shade structures were developed to the north of the buildings.

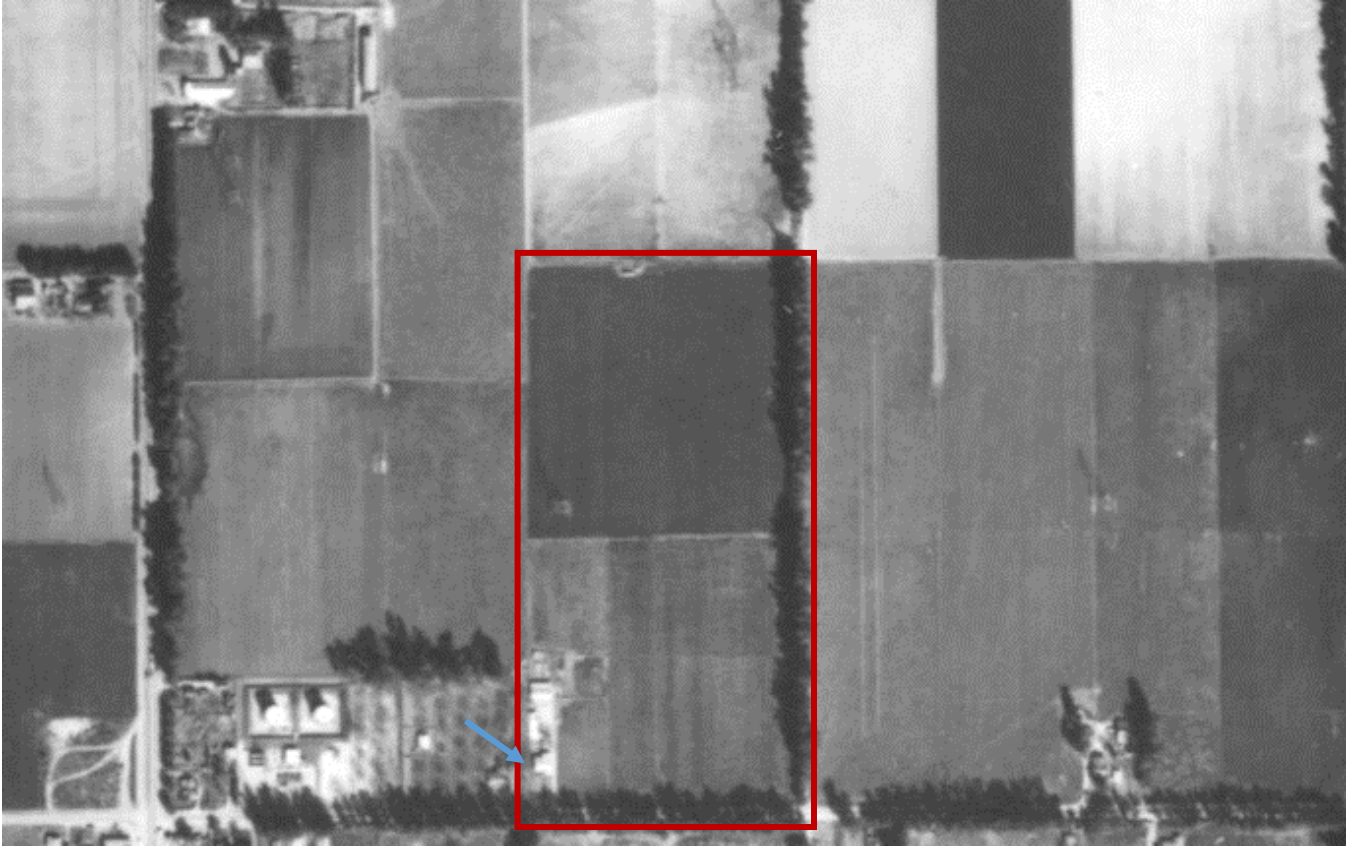


Figure 3: Subject property with blue arrow showing original residence (c1950) at 7244 Edison Avenue, USDA Aerial, 1953.



Figure 4: Subject property, blue arrow showing c1957 Milk Parlor and house with corrals to the north, USDA Aerial, 1959.

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*Resource Name or # (Assigned by recorder) 7244 & 7260 Edison Ave, Ontario

Recorded by: Doug Kazmier

*Date: Continuation Update

Ykema became an industry leader in the area; in his first year of local operation, Ykema's herd had the highest butterfat average for October (Chino Champion 1954). Ykema became the president of the District 10 of the American Dairy Association of California, and the chairman of the California Milk Advisory board (Chino Champion 1973). He became an outspoken advocate for the industry and was frequently quoted in newspapers across California. The Ykema dairy operation continued to grow, and by the 1970s he was considered a major producer. He also purchased two other dairies in Chino and leased a dairy in Hanford (Chino Champion 1979). In 1979, Ykema was elected Dairyman of the Year.

In the early 1970's, the property was also home to Jim Visser (b.1944), and Thelma DeBoer Visser (b.1944) in 1966. They moved into 7244 Edison Avenue about 1970, the year their twin sons were born. Their sons, Jarrod and Arlan Visser, died after a gasoline fire in their garage in 1972 (Chino Champion 1972). The Vissers stayed on the property until at least 1974.

In 1981, the Ykemas sold the property at 7260 Edison Avenue to Donald and Wilma Van Dam. They owned an additional dairy in El Mirage, the Van Dam Dairy (Chino Champion 1979). They remained in the dairy business, with property on Edison Avenue until 2005, when their family and dairy moved to New Mexico (Chino Champion 2005).

In 1985, Gordon and Jo Ann Vander Meulen lived at 7260 Edison Avenue with their daughter. The same year, Norman Sterkel and Lori Lindholm lived at 7244 Edison Avenue, with their daughter Emily Ann (Chino Champion 1985). In 2008, Eugene Cellier III lived at 7260 Edison Avenue. In 2007, Cellier started the company Bottoms Up Hooftrimming in Chino. The following year he purchased Central Mower Service in Chino from the previous owner, Charles Douma.

Evaluation of New Model Colony Area Associations

The subject property has no extant buildings constructed prior to the 1950s, it therefore has no potential association with the following historic contexts identified in the City of Ontario Historic Context for the New Model Colony Area: 1. Pre-1930 Rural Residential or Free-Grazing Dairy Properties and 3.1930-1949 - Dry Lot Dairying with Mechanization. Since two milking parlor on the property was constructed during the 1950s, it is a potential example of 4. Post-1950 - Scientific, Large Capacity Dairies, although it does not meet the minimum characteristics as analyzed in greater detail below.

As analyzed below, it is an example of 2. Art Deco or Streamline Moderne Milk Parlors. New facts uncovered during the current study indicate that Context 2 should be revised to Streamline Moderne Milk Parlors (1940 – 1965).

2. Art Deco or Streamline Moderne Milk Parlors minimum characteristics according to Historic Context:

modestly sized, rectangular, two part, one story milking parlor designed in the Art Deco or Streamline Moderne architectural styles. The property must exhibit those character-defining features that are generally recognized with these styles, as described above. The property also must include a circular driveway in front of the building. It may include landscaping features, but these are not essential.

The subject property exhibits the minimum characteristics of the building type according to the Historic Context. (As discussed at length above, although the Historic Context incorrectly dated this building typology, it accurately described it and identified it as significant.) Since the milking parlor retains its circular drive, glass block windows on the primary elevation, and other architectural features of the style as well as the utilitarian back section for milking, it qualifies as a high integrity example of this historic building typology and is therefore eligible for local listing according to the Historic Context.

4. Post-1950 - Scientific, Large Capacity Dairies minimum characteristics according to Historic Context:

at least one large residence that dates to this period in the Ranch architectural style that exhibits little alteration, a large "herringbone style" milking parlor designed in the Ranch style, a circular driveway, numerous geometrically spaced rows of pole structures and other related dairy facilities, and a vast expanse of open space to the rear of the property. The property may have multiple large residences and a few smaller workers' residences.

The subject property has one Streamline Moderne milking parlors that date from this era, but it lacks a Ranch-style milking parlor exhibiting the later herringbone style as required for significance under the Historic Context; it also has a circular driveway. However, the current property at 18 acres is not close to the average 40-acre size of properties within this context. Furthermore, the subject property lacks a large Ranch-style residence. In the other facilities development during the 1950s such as the large pole structures to the north of the houses and no hardware have been demolished. Therefore, according to the standards set forth by the Historic Context, the property no longer conveys its historic association as a post-1950 Scientific, Large Capacity dairy property.

Since the property qualifies as a high integrity example of a Streamline Moderne Milk parlor is eligible for local listing under Context 2 but ineligible under the other contexts as set forth in the Historic Context.

National Register and California Register Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register

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also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The property at 7244 & 7260 Edison Avenue was constructed within the context of residential and agricultural development in Ontario and is generally associated with the development of the dairy industry in the Chino Valley. Its owner and developer was Floris Ykema, a dairy industry leader who made the property an exemplary dairy almost as soon as it is established, it is significant within historic context of development of the dairy industry. Therefore, the property is recommended eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is associated with the life of a person important to our history. Floris Ykema was a leader in the industry, who began winning prizes for quality the year the property was established. He was active in the community, serving on the school board as well as in elected positions representing the industry throughout California. Although he expanded his operation over the decades, he continued to live on the subject property for most of his productive life. Therefore, the property exhibits the association required for eligibility under Criterion B/2. The property is recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The two residences are not significant for their architecture and do not contribute to the architectural significance of the property. Research did not reveal any architects or important builders associated with their construction. The buildings are unremarkable examples of 1950s residences in Ontario and have also been altered outside the historic era. However, the c1957 milking parlor is an excellent example of a Streamline Moderne milk parlor, which has been previously identified in a historic context statement as an important local property type. It features design elements such as the rounded corners of the facades, a shaped parapet, glass block windows, and a flat clay tile roof. For these reasons, it is recommended eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 7244 & 7260 Edison Ave are examples of well-understood types of construction and do not appear to be a principal source of important information in this regard.

Integrity. Eligible resources must retain integrity sufficient to convey that eligibility and to qualify as significant resources under CEQA. Integrity is measured by the degree to which a resource retains its historic location, design, setting, materials, workmanship, feeling, and/or association. The property has not been moved and thus retains integrity of location.

The original historic fabric of the milk parlor appears intact despite the entrance being boarded up. Therefore, the property retains integrity of design, materials, and workmanship.

Although the neighborhood around the subject property has become more heavily developed over the decades, the immediate vicinity of the property including adjacent parcels remain mostly open and undeveloped land, and there are several other historic-era dairies in the immediate vicinity. Therefore, the property retains integrity of setting.

Intrusion of non-historic-era buildings near the milking parlor has resulted in some erosion of integrity of feeling. However, the property retains character-defining features that strongly evoke the feeling of a c1957 milking parlor: smooth stucco finish, projecting center volume, rounded corners, shaped parapet, and decorative clay tile roof. These essential and defining features would allow the building to strongly evoke the feeling of a Streamline Moderne milk parlor if additions were removed. The physical features that characterized the original building are sufficiently intact to convey its historic character as a 1940 – 1965 milking parlor. It therefore retains integrity of association.

The milking parlor retains sufficient integrity to convey its identity as a c1957 dairy building.

The subject property and its constituent c1957 milking parlor are therefore recommended eligible for listing on the National Register or the California Register, and as such qualifies as a historical resource under the California Environmental Quality Act (CEQA). Thus, BCR Consulting recommends the National Register of Historic Places Status Code "3S".

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Recorded by: Doug Kazmier

*Resource Name or # (Assigned by recorder) 7244 & 7260 Edison Ave, Ontario

*Date: Continuation Update

San Bernardino County Sun.

"FTC Admits Probe of Food Industry May Take Years."

Dec. 1, 1974, 7.

*Recorded by: J. Orozco, T. Blood, D. Kazmier

*Date: October 31, 2022 Continuation Update

This resource was originally recorded in 2010 by Urbana Preservation and Planning as a historic-period transmission line called the Chino-Mira Loma No.1 Transmission Line. BCR Consulting archaeologists revisited the resource during survey and found it to be as previously recorded.



Photo 1: Overview of Transmission Line, View NE.

REFERENCES:

Tinsley Becker, Wendy L.

Urbana Preservation & Planning, LLC, *Southern California Edison Company's Techapi Renewable Transmission Project Historic Infrastructure Eligibility Evaluation – NRHP/CRHR Review Chino-Mira Loma No. 1 220kV Transmission Line, July 2010.*

APPENDIX C

NATIVE AMERICAN HERITAGE COMMISSION SACRED LANDS FILE SEARCH

NATIVE AMERICAN HERITAGE COMMISSION

November 15, 2022

David Brunzell
BCR Consulting LLC

Via Email to: bcrllc2008@gmail.com

Re: Euclid Mixed Use Specific Plan Project (KIM2223), San Bernardino County

Dear Mr. Brunzell:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cameron.vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

Attachment



CHAIRPERSON
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Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

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Miwok

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Nomlaki

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Stanley Rodriguez
Kumeyaay

COMMISSIONER
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**Native American Heritage Commission
Native American Contact List
San Bernardino County
11/15/2022**

Agua Caliente Band of Cahuilla Indians

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Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
laviles@aguacaliente.net

Gabrielino Tongva Indians of California Tribal Council

Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078 Gabrielino
Simi Valley, CA, 93094
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christina.marsden@alumni.usc.edu

Agua Caliente Band of Cahuilla Indians

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Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Juaneno Band of Mission Indians Acjachemen Nation - Belardes

Matias Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693 Gabrielino
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes

Joyce Perry, Tribal Manager
4955 Paseo Segovia Juaneno
Irvine, CA, 92603
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kaamalam@gmail.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Juaneno Band of Mission Indians Acjachemen Nation 84A

Heidi Lucero, Chairperson
31411-A La Matanza Street Juaneno
San Juan Capistrano, CA, 92675
Phone: (562) 879 - 2884
hllucero105@gmail.com

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Euclid Mixed Use Specific Plan Project (KIM2223), San Bernardino County.

**Native American Heritage Commission
Native American Contact List
San Bernardino County
11/15/2022**

Morongo Band of Mission Indians

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12700 Pumarra Road Cahuilla
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Phone: (951) 755 - 5259
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abrierty@morongo-nsn.gov

Quechan Tribe of the Fort Yuma Reservation

Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

Quechan Tribe of the Fort Yuma Reservation

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

San Manuel Band of Mission Indians

Jessica Mauck, Director of
Cultural Resources
26569 Community Center Drive Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Jessica.Mauck@sanmanuel-nsn.gov

Santa Rosa Band of Cahuilla Indians

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Serrano Nation of Mission Indians

Wayne Walker, Co-Chairperson
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Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com

Serrano Nation of Mission Indians

Mark Cochrane, Co-Chairperson
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Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Soboba Band of Luiseno Indians

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Soboba Band of Luiseno Indians

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Euclid Mixed Use Specific Plan Project (KIM2223), San Bernardino County.

APPENDIX D
PROJECT PHOTOGRAPHS



Photo 1: Project Overview



Photo 2: Project Overview

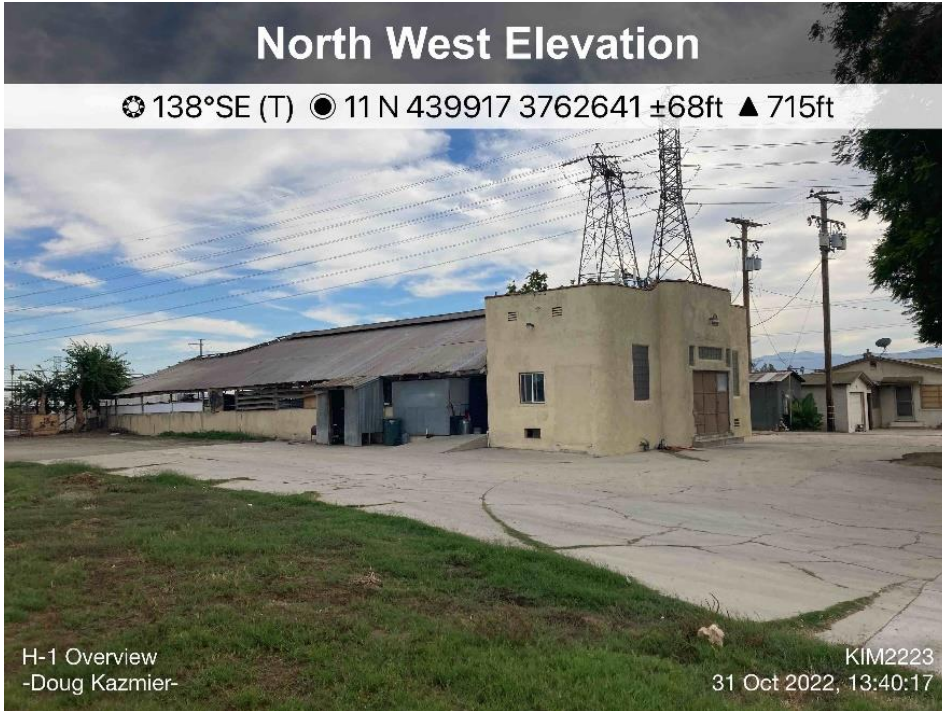


Photo 3: 13813 Euclid Avenue Art Deco Milk Parlor



Photo 4: 13813 Euclid Avenue Residence



Photo 5: 7275 Schaefer Avenue

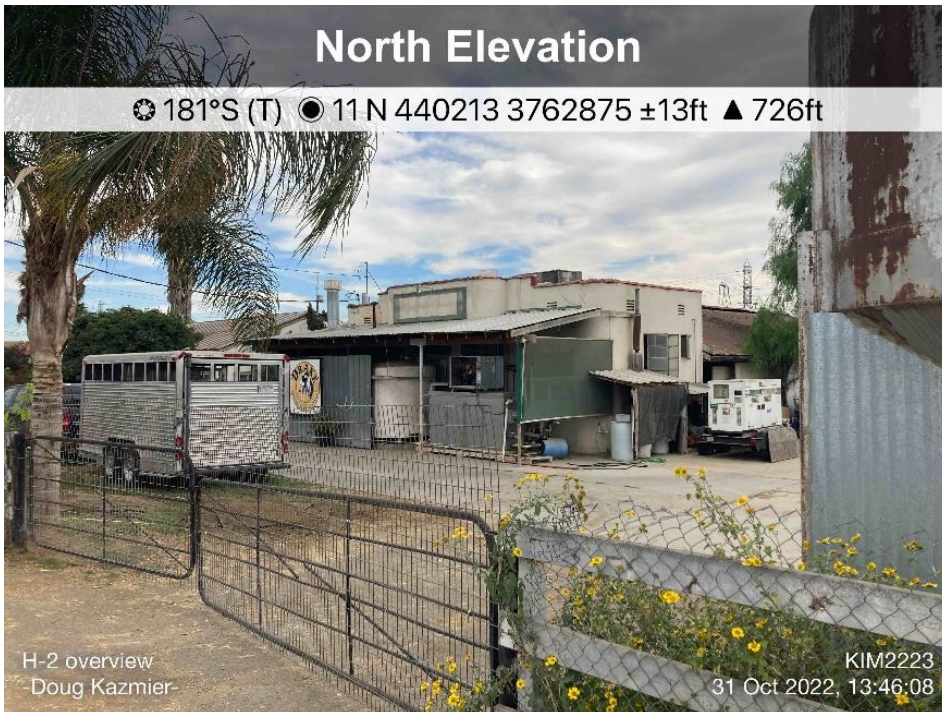


Photo 6: 7275 Schaefer Avenue c1955 (Western) Milk Parlor

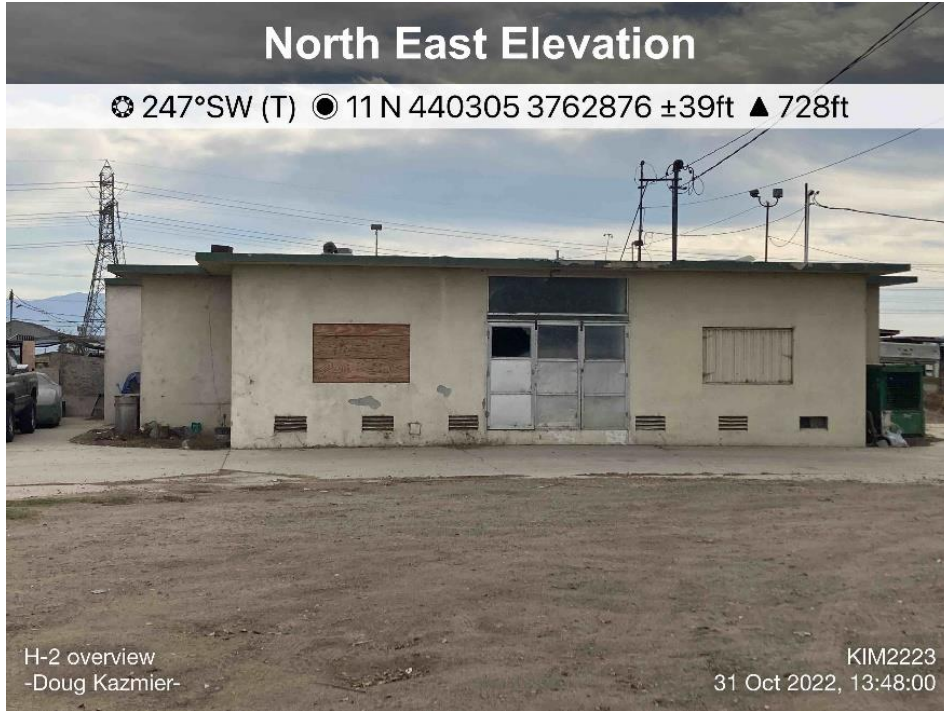
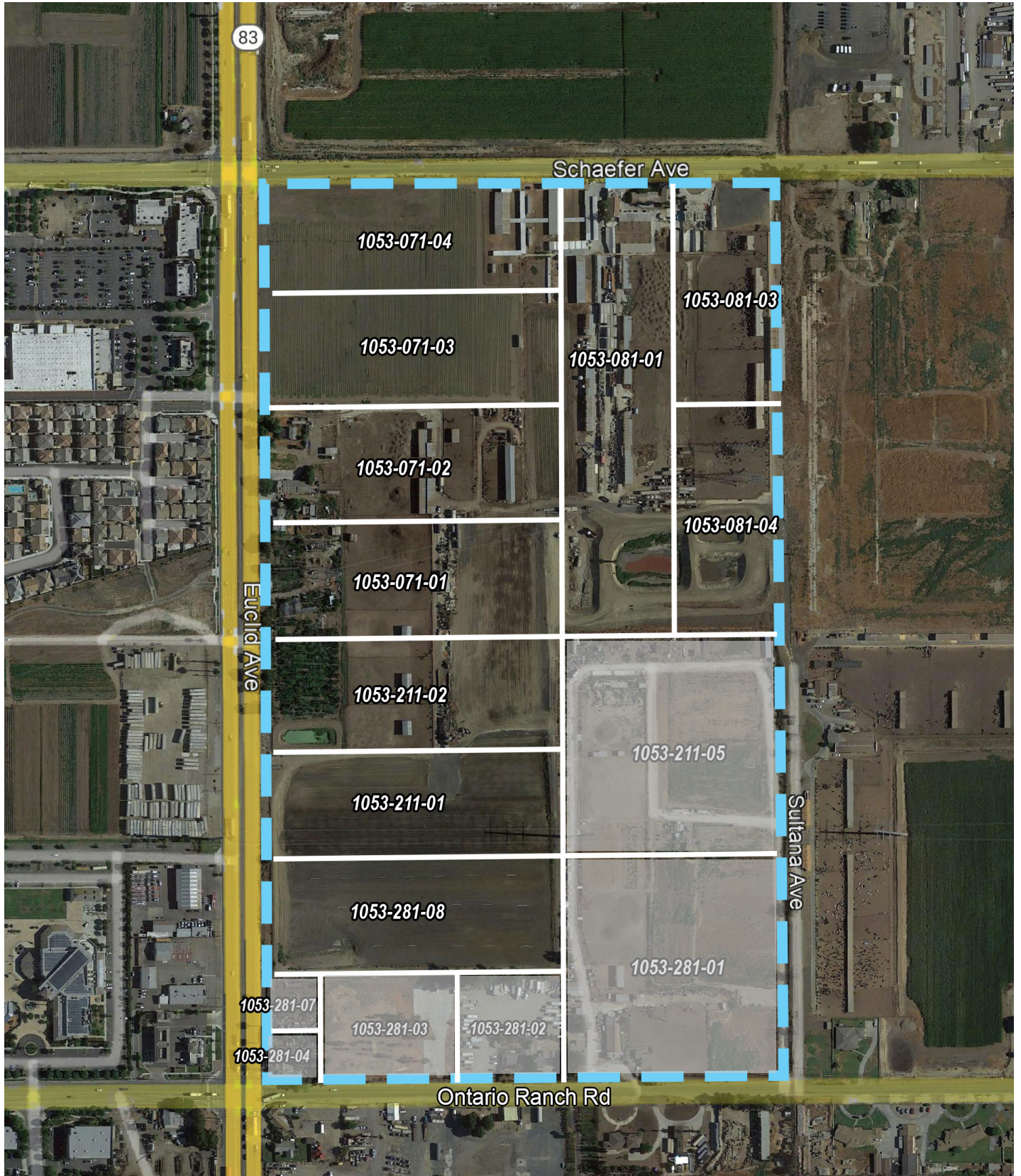


Photo 7: 7275 Schaefer Avenue 1959-1966 (Eastern) Milk Parlor

APPENDIX E
FIELD SURVEY COVERAGE



SPECIFIC PLAN BOUNDARY

000-00-00

EXISTING ASSESSOR PARCEL NUMBER (APN)



AREAS NOT ACCESSIBLE FOR DIRECT FIELD VISIT

APPENDIX F
PALEONTOLOGICAL RESOURCES OVERVIEW



October 25th, 2022

BCR Consulting, LLC
Joseph Orozco
505 W. 8th St.
Claremont, CA 91711

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the Euclid Mixed Use Specific Plan Project located in the city of Ontario, San Bernardino County, CA. The project site is north of Edison Avenue, south of Schaefer Avenue, and east of Euclid Avenue on Township 2 South, Range 7 West, in an unsectioned portion of the *Ontario, CA* and *Prado Dam, CA* USGS 7.5 minute quadrangles.

The geologic units underlying the project area are mapped primarily as young alluvial deposits from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1 mile radius. However, this is likely due to the project area's distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area.

Any fossil specimen from the Euclid Mixed Use Specific Plan Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,




A handwritten signature in black ink, appearing to read 'Brittney Stoneburg', written in a cursive style.

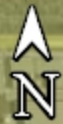
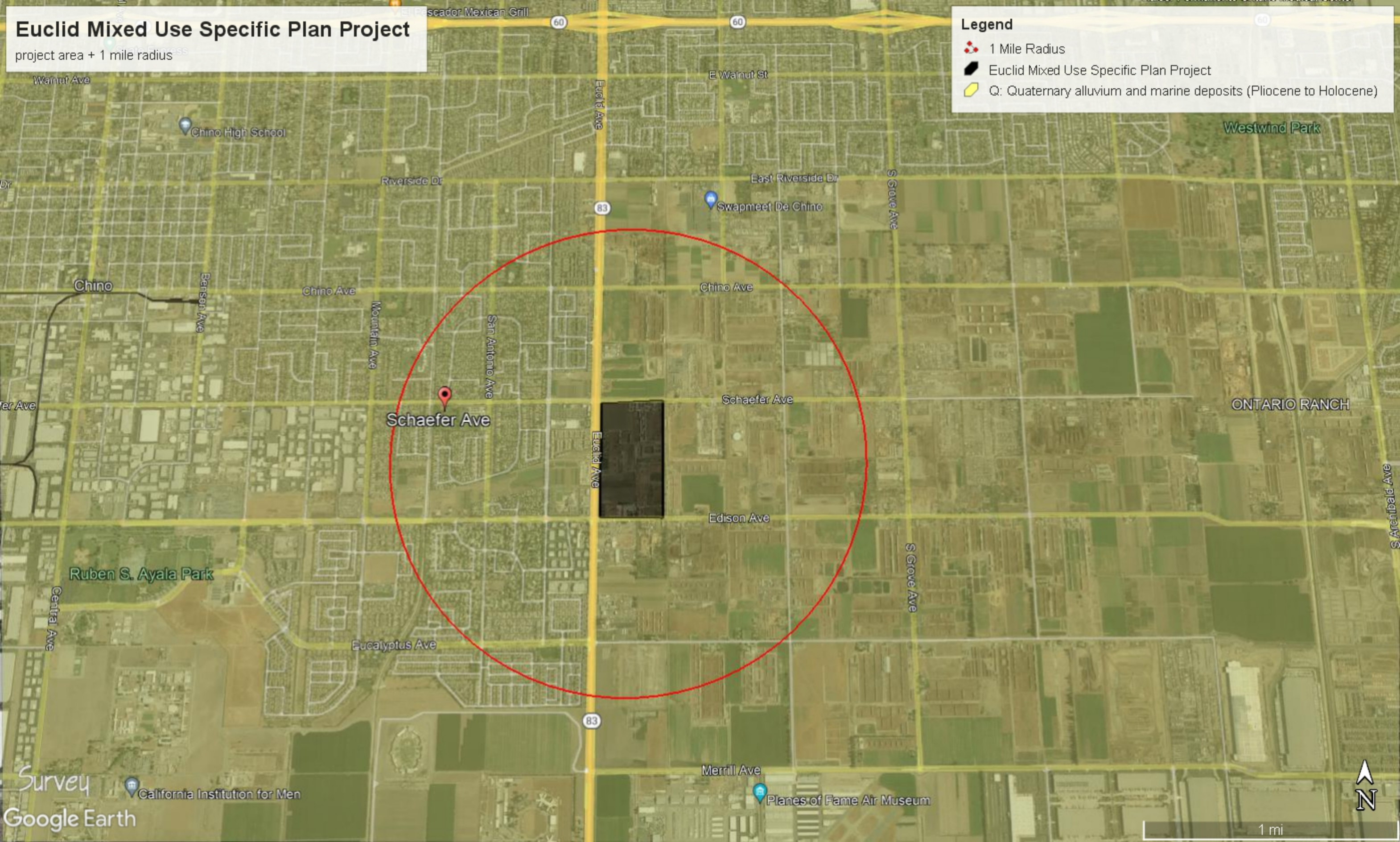
Brittney Elizabeth Stoneburg, MSc
Collections Manager

Euclid Mixed Use Specific Plan Project

project area + 1 mile radius

Legend

-  1 Mile Radius
-  Euclid Mixed Use Specific Plan Project
-  Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)



APPENDIX D2
HISTORIC RESOURCE RELOCATION FEASIBILITY STUDY

November 17, 2023

Jason Lee
V.P. RCCD Inc.
jasonl@rccdinc.com

Reference: **RELOCATION OF MILKING PARLORS – FEASIBILITY STUDY
VENEGAS FARM (13813 EUCLID AVE) AND DRAKE FARM (7275 SCHAEFER AVE)
ONTARIO, CALIFORNIA
[S.F. PROJECT #23278]**

Dear Jason:

We have completed our feasibility study for the relocation of two historic milking parlors located on the Venegas Farm (13813 Euclid Ave.) and the Drake Farm (7275 Schaefer Ave.) in Ontario, CA. Our findings are based on visual observations made while on both sites on October 25, 2023. Art Venegas, the owner of the Venegas Farm, accompanied us on the site visit. No existing building drawings or backgrounds were provided for our use, and no exploratory demolition or materials investigation was performed as part of the site visit.

Building Description

The two milking parlor buildings are rectangular in plan and have several similarities. Both buildings are separated into a smaller front portion and a larger back portion.

The front portion of both buildings is an enclosed space that is approximately thirty-six (36) feet wide by fifteen (15) feet deep and contains storage tanks for the milk product, washrooms, and storage rooms. Wood framed stud walls are supported on concrete (or possibly concrete block) stem walls. Several glass block infill windows are in the wood stud walls. The ceiling and roof are wood framed.

The back portion of both buildings is much larger with the same width (approximately 36 feet) but extends more than three times the depth of the front portion. The back portion of the building is a covered pole structure with open air sides above an approximately four (4) foot tall stem wall. Four lines of steel pipe posts (two on the perimeter and two interior lines) support the wood joist and corrugated metal roof. Animal stalls and equipment for milking operations fill this portion of the building.

Foundations for the buildings are not visible but are presumed to be concrete spread footings below the stem walls and pipe posts.

There are some differences between the two buildings (Venegas parlor and Drake parlor).

1. The concrete (or concrete block) stem walls below the wood framed walls at the front portion of the parlor are between two (2) feet and three (3) feet tall in the Drake parlor. The height of the stem walls in the Venegas parlor was difficult to measure but they are much taller – potentially full height to the ceiling framing.
2. The back portion of parlors are different in depth. The Drake parlor depth is approximately fifty-two (52) feet, and the Venegas parlor was originally approximately one hundred (100) feet deep.
3. The back portion of the Venegas parlor has been modified with the removal of the two (2) interior lines of steel pipe posts. Modifications to the roof framing were made to allow the roof to span the width of the building.

Site Visit Observations

The Drake parlor is in relatively good condition and is functioning as a working parlor. The Venegas parlor is also functioning as a working parlor, but the wood and corrugated metal roof on the back portion is in bad condition. Approximately twenty (20) feet at the back of the building has been demolished, and the back twenty (20) feet of the existing building is severely deteriorated and in danger of collapsing. Shoring the back deteriorated portion was recommended while on site.

Conclusions

It is our opinion that it is feasible to relocate the Drake parlor to a receiver site. The front portion of the parlor can be separated from the back portion to facilitate the building relocation. The wood framed walls in the front portion could be detached and lifted off the stem walls. New foundations and stem walls would need to be constructed at the receiver site to support the relocated wood portion. The back portion could be lifted at the four (4) lines of steel pipe posts for relocation of the posts and roof. The perimeter stem wall and animal stalls would need to be rebuilt at the receiver site.

The Venegas parlor would be much more challenging to relocate. The front portion of the parlor could be separated and lifted off the stem walls. But the stem walls are much taller than the Drake parlor, so the portion lifted would basically be the wood roof framing. In addition, the back portion of the parlor has been modified and is severely deteriorated. Relocating the back portion is not feasible.

Summary

Drake Parlor - It **is** feasible to relocate the building in its entirety (with the exception of the stem walls in the front and back portion of the parlor and the animal stalls in the back portion of the parlor).

Venegas Parlor – The roof of the front portion of the building could be lifted and relocated. It **is not** feasible to relocate the remainder of the front portion and the entire back portion of the building.

Thank you very much for the opportunity to work with you on this challenging and interesting project. If you have any questions, please feel free to contact us at your convenience.

Sincerely,
STRUCTURAL FOCUS



Russell Kehl, S.E.
Principal, President



APPENDIX D3
NATIVE AMERICAN CONSULTATION

NAHC CONSULTATION

NATIVE AMERICAN HERITAGE COMMISSION

Governor's Office of Planning & Research

February 14, 2023

FEB 17 2023

STATE CLEARING HOUSE

Edmelynn V. Hutter
City of Ontario
303 East B Street
Ontario, CA 91764

Re: 2023020281, Euclid Mixed Use Specific Plan Project, San Bernardino County

Dear Ms. Hutter:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

[AB 52](#)



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Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

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nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Cameron.Vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

cc: State Clearinghouse