

HISTORIC-PERIOD BUILDING EVALUATION

**HACIENDA HEIGHTS CHRISTIAN CHURCH AND
MORNING STAR CHRISTIAN SCHOOL**

**15716 Tetley Street, Hacienda Heights
Los Angeles County, California**

Prepared For:

Comprehensive Planning Services
2916 Clay Street
Newport Beach, CA 92663

For Submittal to:

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Prepared by:

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May 5, 2021
CRM TECH Contract No. 3732

Title: Historic-Period Building Evaluation: Hacienda Heights Christian Church and Morning Star Christian School, 15716 Tetley Street, Hacienda Heights, Los Angeles County, California

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Project Size: Approximately 2.16 acres

USGS Quadrangle: La Habra, Calif., 7.5’ quadrangle; T2S R10W, San Bernardino Baseline and Meridian (La Puente land grant)

Keywords: La Puente Valley, eastern Los Angeles County; Assessor’s Identification Number 8222-003-050; circa 1964 church and school building; not a “historical resource” under CEQA provisions

MANAGEMENT SUMMARY

In April and May 2021, at the request of Comprehensive Planning Services, CRM TECH performed a cultural resources study on the Hacienda Heights Christian Church and associated Morning Star Christian School at 15716 Tetley Street in the unincorporated community of Hacienda Heights in eastern Los Angeles County, California. The buildings are situated on the easterly half of Parcel Number 8222-003-050, on the southwestern side of Tetley Street and approximately 325 feet southeast of Richdale Avenue, in a portion of the Rancho La Puente land grant lying within Township 2 South Range 10 West, San Bernardino Baseline and Meridian.

The study is a part of the environmental review process for the proposed demolition of the buildings. As the lead agency for the project, the County of Los Angeles required the study pursuant to the California Environmental Quality Act (CEQA). The purpose of the study is to provide the County with the necessary information and analysis to determine whether the removal of the buildings would constitute “a substantial adverse change in the significance of a historical resource.” In order to facilitate the significance evaluation of the buildings and to document their history and characteristics, CRM TECH reviewed the results of recent cultural resources records searches pertaining to this location, pursued historical background research, contacted the local historical society, and carried out a field inspection of the buildings and their environs.

The results of these research procedures indicate that the buildings under evaluation have been in use for religious practice and instruction since their construction in 1964. In light of their age, the buildings were recorded into the California Historical Resources Inventory and designated temporarily as Site CRM TECH-1H, pending assignment of a permanent primary number by the South Central Coastal Information Center. However, neither building appears to meet any of the criteria for listing in the California Register of Historical Resources.

Based on these findings, CRM TECH concludes that the Hacienda Heights Christian Church and Morning Star Christian School buildings do not meet CEQA’s definition of “historical resources.” Accordingly, CRM TECH recommends to the County of Los Angeles a finding that the demolition of the buildings would not constitute “a substantial adverse change in the significance of a historical resource.” No further cultural resources investigation is recommended for these buildings.

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INTRODUCTION

In April and May 2021, at the request of Comprehensive Planning Services, CRM TECH performed a cultural resources study on the Hacienda Heights Christian Church and associated Morning Star Christian School at 15716 Tetley Street in the unincorporated community of Hacienda Heights in eastern Los Angeles County, California (Fig. 1). The buildings are situated on the easterly half of Parcel Number 8222-003-050, on the southwestern side of Tetley Street and approximately 325 feet southeast of Richdale Avenue, in a portion of the Rancho La Puente land grant lying within Township 2 South Range 10 West, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is a part of the environmental review process for the proposed demolition of the buildings. As the lead agency for the project, the County of Los Angeles required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the County with the necessary information and analysis to determine whether the removal of the buildings would constitute “a substantial adverse change in the significance of a historical resource” (PRC §21084.1).

In order to facilitate the significance evaluation of the buildings and to document their history and characteristics, CRM TECH reviewed the results of recent cultural resources records searches pertaining to this location, pursued historical background research, contacted the local historical society, and carried out a field inspection of the buildings and their environs. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

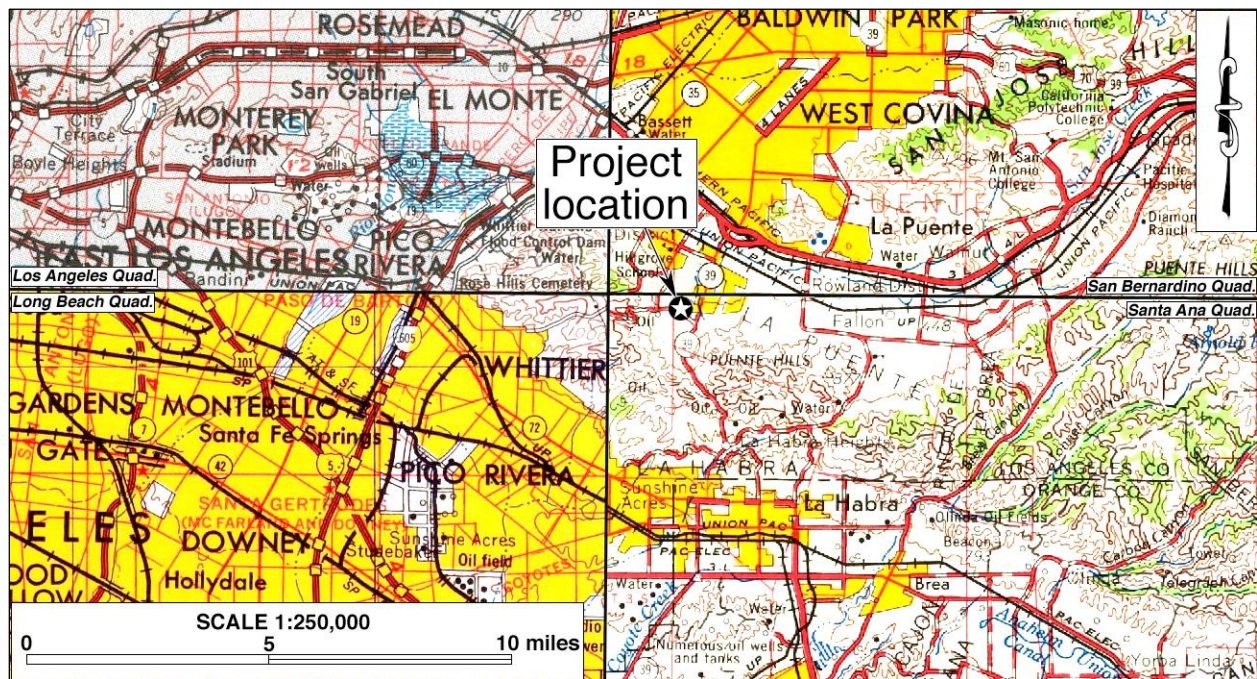


Figure 1. Project vicinity. (Based on USGS Long Beach, Los Angeles, San Bernardino, and Santa Ana, Calif., 120'x60' quadrangles [USGS 1969-1979])

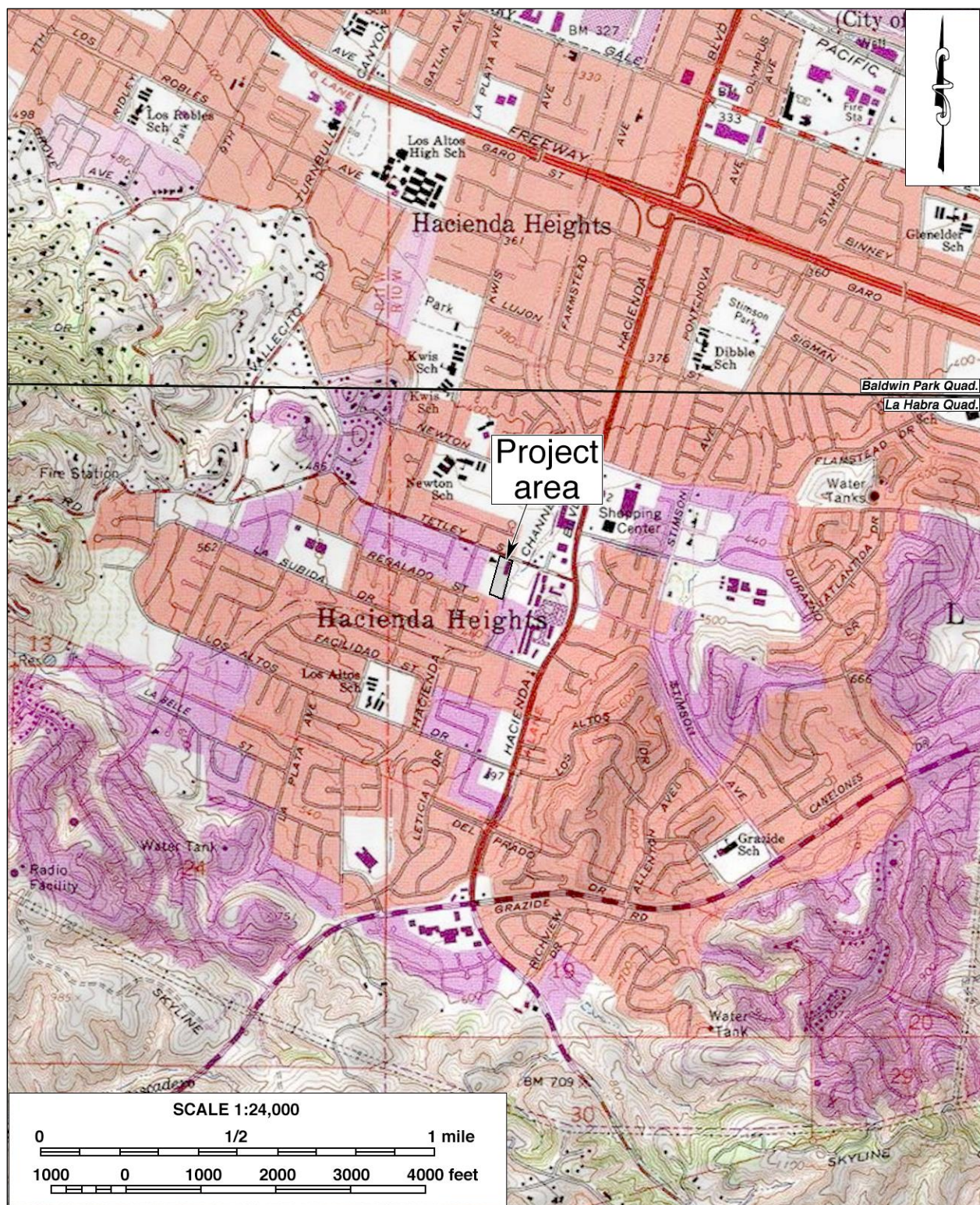


Figure 2. Project location. (Based on USGS Baldwin Park and La Habra, Calif., 1:24,000 quadrangles [USGS 1981a; 1981b])



Figure 3. Aerial view of the project area.

HISTORIC CONTEXT

Hacienda Heights was historically a part of the vast landholdings of Mission San Gabriel, which was founded 1771, originally in the present-day Whittier Narrows area. In the 1830s-1840s, during secularization of the mission system, the Mexican authorities in Alta California made a number of large land grants of former mission properties in the San Gabriel Valley (Beck and Haase 1974:37-38). Among them was the 48,000-acre Rancho La Puente, granted to John Rowland and William Workman, both Englishmen and naturalized Mexican citizens (Brunzell and Brunzell 2012:3). In 1869 they divided the property, with Workman taking the northern half and Rowland the southern half, which included the Hacienda Heights area. A year later, Rowland further divided his portion among his family members (*ibid.*).

In the mid-1800s, cattle ranching was the most prevalent economic activity throughout southern California, until the influx of American settlers eventually brought an end to this now-romanticized lifestyle during the second half of the 19th century. In the 1880s, spurred by the completion of the competing Southern Pacific and Santa Fe railways, a land boom swept through much of southern California, creating an immediate and significant boost to the growth of the region, in a pattern often repeated in the history of the American West.

Although agriculture remained at the core of the growth of the San Gabriel Valley through much of the 20th century, the emphasis increasingly shifted from cattle and field crops to citrus fruits, walnuts, and vegetables. By the 1910s the hills around the southern San Gabriel Valley were being subdivided and sold for residential as well as agricultural uses. In 1912, John Rowland's heirs sold the Hacienda Heights area to Elias "Lucky" Baldwin. Baldwin's daughter Anita in turn sold it to Edwin G. Hart and Jed Torrance, who subdivided the land into smaller lots and named the development North Whittier Heights (Brunzell and Brunzell 2012:3). As the population grew, the large orchards were increasingly subdivided into residential lots of one acre or less, perpetuating San Gabriel Valley's transformation into bedroom communities during the mid-20th century.

The housing boom after World War II further accelerated the area's transition from agriculture to suburbia. In 1961 North Whittier Heights was renamed Hacienda Heights. Following suit, an active local resident group established in 1948 changed its name to the Hacienda Heights Improvement Association and continued its goal of preserving the community's residential character (Brunzell and Brunzell 2012:4). Attempts to incorporate Hacienda Heights over the years have failed, leaving the area an unincorporated but densely populated community that counted more than 54,000 residents spread over some 11.4 square miles in 2010 (*ibid.*; City-Data.com n.d.).

RESEARCH METHODS

RECORDS SEARCH

Due to facility closure during the COVID-19 pandemic and the resulting delays, a full cultural resources records search could not be obtained in time for this study from the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California's official cultural resource records repository for the County of Los Angeles. Instead, the results of an abridged records search that Comprehensive Planning Services obtained from the

SCCIC in March, 2021 (see App 2), was reviewed for any information pertaining to potential cultural resources within or adjacent to the project area and previous cultural resources studies that may have included this location. In addition, a 2018 records search for a nearby project that included the current project area in its one-mile scope (Jacquemain and Kerridge 2018) was also consulted for supplementary information.

HISTORICAL BACKGROUND RESEARCH

The general historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain on the basis of published literature in local and regional history, historical maps compiled by the U.S. General Land Office and the U.S. Geological Survey (USGS) between 1868 and 1981, and aerial photographs taken between 1952 and 2021. The historical maps are accessible at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial photographs are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

For information specific to the buildings, Jacquemain pursued more focused and in-depth research to ascertain their construction and ownership history and possible associations with important historic figures or events. Additional sources consulted during this phase of the research included primarily building safety records of the County of Los Angeles and oral history interviews with current Hacienda Heights Christian Church pastor Vincent Guerrero and his wife Marlene Guerrero, who founded the Morning Star Christian School.

CONSULTATION WITH LOCAL HISTORICAL SOCIETY

As a part of the study, on April 26, 2021, Terri Jacquemain contacted the La Puente Valley Historical Society (LPVHS) by e-mail for additional information on the church and school and comment regarding their potential significance to the local community. The results of these consultation efforts are summarized in the sections below.

FIELD INSPECTION

On April 16, 2021, Terri Jacquemain carried out the field inspection of the buildings and their environs. To facilitate the proper documentation and evaluation of the buildings as they appear today, Jacquemain made detailed notations and preliminary photo-documentation of the structural and architectural characteristics, notable features or details, and current condition. The field data such as architectural descriptions, UTM coordinates, location maps, and photographs were then compiled into standard site record forms for submittal to the SCCIC for inclusion in the California Historical Resources Inventory.

RESULTS AND FINDINGS

RECORDS SEARCH

The records search by the SCCIC identified no previous studies covering the project area, nor were any known cultural resources identified within the project boundaries (see App. 2). Outside the

project area but within a one-quarter-mile radius, SCCIC records show four previous studies and a built-environment feature on the State Office of Historic Preservation’s resource directory (see App. 2). However, no further information was provided by the SCCIC on any of these. In any event, the 2018 records search for the project nearby indicated no cultural resources identified from any sources in the immediate vicinity of the current project area.

HISTORICAL BACKGROUND RESEARCH

Archival sources consulted during this study indicate that the buildings in the project area were constructed in 1964 (County of Los Angeles n.d.). Unfortunately, available records do not identify the designer or builder of the buildings, as the only building permit records pertain only to repairs and minor remodeling in the 1980s-1990s (County of Los Angeles 1983-1996). Prior to the 1960s, the parcel had evidently undergone little development until the post-WWII era. In the 1890s, the project vicinity remained largely unsettled (Fig. 4). By the 1920s, a widely spaced grid of roads, including the forerunner of present-day Tetley Street, had been established in the vicinity (Fig. 5). The roads were lined with scattered buildings, in a settlement pattern that was typical of rural southern California at the time (Fig. 5).

The landscape in Hacienda Heights between the 1930s and the early 1950s featured mainly extensive stretches of fruit orchards (Fig. 6; NETR Online 1952), illustrating the dominance of the citrus industry as the region’s top economic pursuit (Fig. 6; NETR Online 1952). The project area, however, was a two-acre anomaly in 1952, clear of nearly all vegetation with a small building near the eastern corner, along Tetley Street (NETR Online 1952). By the time the church was built and

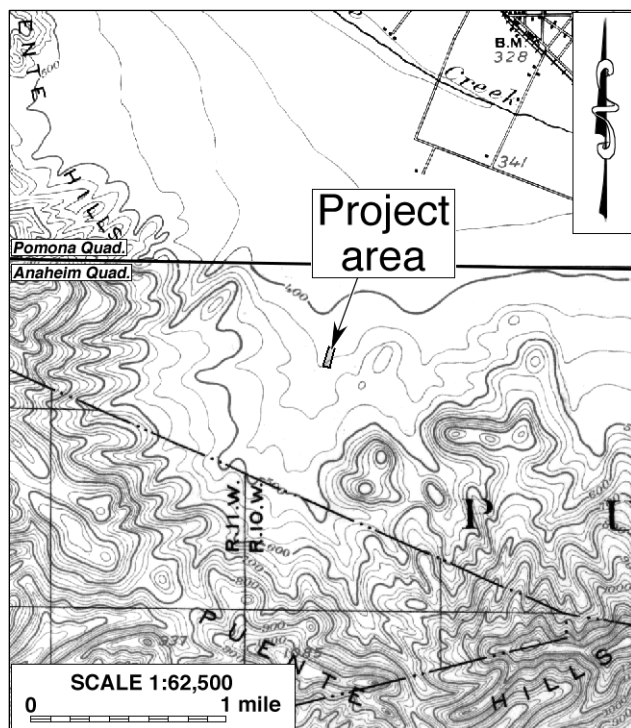


Figure 4. The project area and vicinity in 1894. (Source: USGS 1894; 1896)

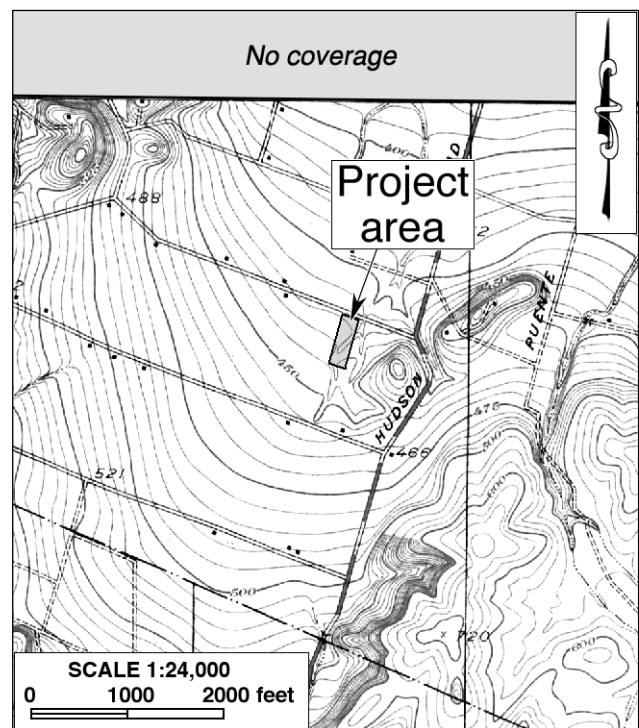


Figure 5. The project area and vicinity in 1925. (Source: USGS 1927)

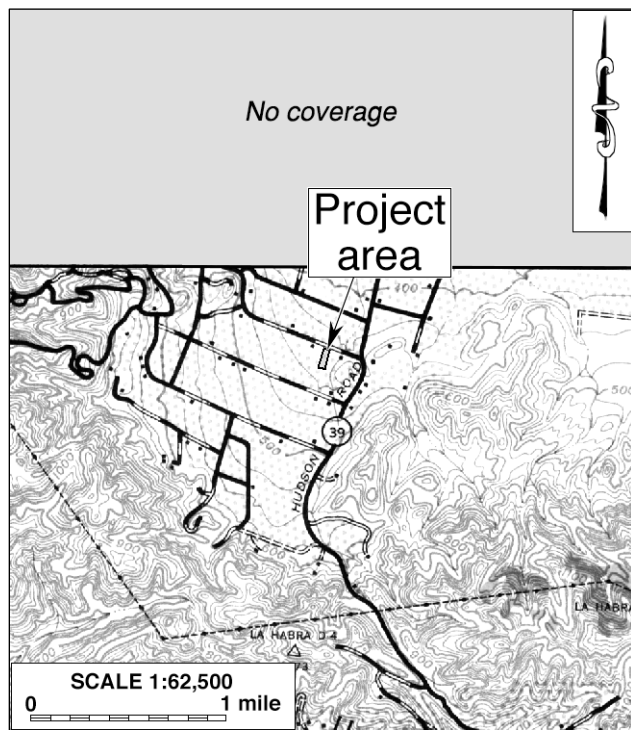


Figure 6. The project area and vicinity in 1939. (Source: USGS 1942)

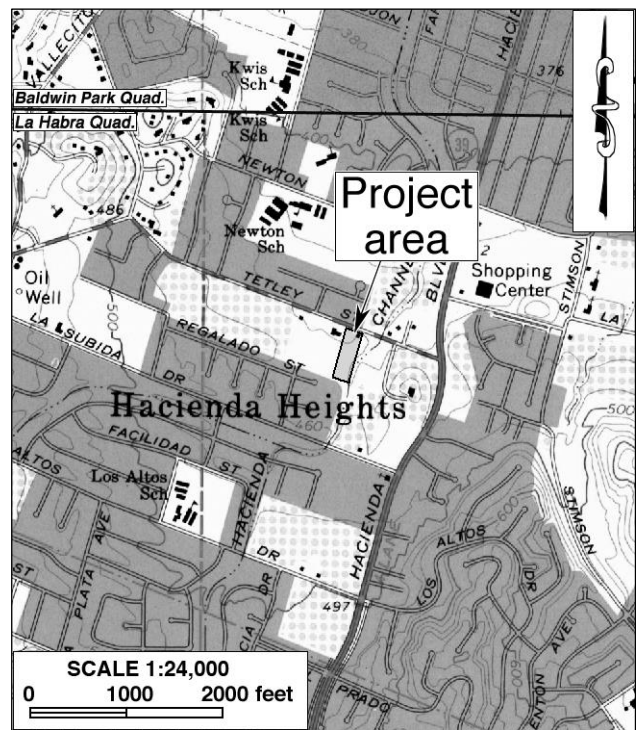


Figure 7. The project area and vicinity in 1963-1965. (Source: USGS 1964; 1965)

replaced the prior building on the property, the demise of the citrus industry in Hacienda Heights was apparent, as suburban residential tracts had nearly completed their encroachment of the citrus groves (Fig. 7; NETR Online 1963; 1965).

The Hacienda Heights Christian Church started as a home bible study group of 17 lead by Pastor John Knox (V. Guerrero 2021). The growth of the membership eventually necessitated the construction of the church and school building in 1964. At the time, the school building was used for Sunday school classes only. After Knox's death, he was succeeded by Pastor Charles Miller, and then Pastor Broderson (*ibid.*). The current pastor, Vincent Guerrero, eventually took the helm around 2000 (*ibid.*). Guerrero and his wife, Marlene, had been longtime church members. Marlene Guerrero was a school teacher at a private school that had closed, so she broached the idea of using the Sunday school as a fulltime Christian school, which was named Morning Star (*ibid.*; M. Guerrero 2021). She has served as the principal of the school since its beginning in 2004 (M. Guerrero 2021).

Church membership decreased over the years but still numbered around 50 two years ago, when Pastor Guerrero learned that the trustees of the property had made a decision to liquidate the trust, so that the church and the school would had to close (V. Guerrero 2021). Afterward, membership dropped by roughly half, and school enrollment also fell sharply, a situation further exacerbated by the Covid-19 pandemic (*ibid.*). For now, services are still held each Sunday, and the school has a few regular students, but there are no plans at the time for the remaining congregation to relocate (*ibid.*).

CONSULTATION WITH LOCAL HISTORICAL SOCIETY

As noted above, the La Puente Valley Historical Society was contacted for additional information on the building and comment regarding its potential significance to the local community. On May 2, LPVHS President Amy Rowland replied by e-mail that she was not familiar with the church but would check the historical society's records and other materials on file and would "reach out to other members to see if they have any information that would be helpful." Since then, no further response has been received.

FIELD INSPECTION

During the field inspection, the Hacienda Heights Christian Church and Morning Star Christian School at 15617 Tetley Street were observed to be relatively unaltered and thus to retain sufficient historical characteristics to relate to their period of origin (Figs. 8, 9). As such, the buildings were formally recorded on standard record forms for inclusion in the California Historical Resources Inventory (see App. 2). They were collectively given the temporary designation of Site CRM TECH 3732-1H, pending assignment of a permanent primary number by the SCCIC.

The Hacienda Heights Christian Church is a generally rectangular-shaped, one-story wood-framed building with concrete and light tan stucco surfacing on the exterior walls. The primary façade, facing Tetley Street to the northeast, features a Mission-style arcade across—the exceeding by a few feet on either end—the entire width of the building. A square-shaped faux bell tower protruding from the roof on the western end of the façade echoes the arch motif with its openings on all four



Figure 8. Hacienda Heights Christian Church, view to the south. (Photograph taken on April 16, 2021)



Figure 9. Morning Star Christian School, view to the southeast. (Photograph taken on April 16, 2021)

sides. Wrought iron hand- railing has been installed across the arched openings of the arcade and the tower, except for the center entry arch. The ceiling of the arcade exposes heavy support beams and is painted tan. The pyramidal roof of the tower is topped by a large steel cross made to look like weathered wood.

To the east of the tower, an approximately two-foot-tall parapet topped by terracotta half-pipe tiles stretches across the primary façade, concealing the front-facing portion of the low-pitched cross-gable roof over the main mass of the building. All portions of the roof are sheathed with brown composition shingles, and the medium-width eave overhang sports exposed rafter tails and fascia board trim. The main mass of the building behind the arcade and the tower is slightly lower in height. On the ground level between the tower above and the rest of the front veranda is a wrought iron gate leading to the rest of the building and the school.

A narrow concrete walkway from Tetley Street leads to three concrete steps that access the center arch and a set of untrimmed doors accented by large, ornate medieval-style hinges. The windows on either side of the doors and elsewhere on the building are medium-sized aluminum-framed sliders filled with frosted glass in a tessellated pattern. A few of the window openings are partially sealed with portable air-conditioner and plywood. Along the northwestern side, a full-length recessed walkway has a beamed covering attached to a slatted sunshade over a concrete patio and picnic tables, supported by square wood posts with Y brackets. Large sliding windows with frosted glass are spaced across the exterior, along with two doorways, one a double door exit only with a fixed sash light overhead, the other a set of commercial doors leading to kitchen facilities. One other single door entry on this side towards the rear leads to the church office.

From the office door to the end and wrapping around the rear of the building is a low concrete block planter with red brick trim. Three sliding windows are spaced across the rear and a small louvered vent is placed under the gable peak. Two air conditioning units enclosed by a chain-link fence occupies the southeastern portion of the rear façade. The southeastern side of the building has foliage and shrubbery set very close to the building, another set of exit door positioned across the building from the set on the other side, along with evenly spaced windows, some of them accompanied by awnings. A concrete driveway runs down this side of the building to a parking area behind the school.

Some 25 feet directly behind the church stands the school building, a two-story rectangular structure of the same materials with a footprint about two thirds that of the church. The flat main roof of the building is encircled by parapets, which in turn are surrounded by a low-pitched skirt roof resting on large exposed beams. The skirt roof shelters covered walkways on both levels that accesses the 12 classrooms from the outside perimeter. Each classroom is marked by an unglazed door accompanied by untrimmed aluminum-framed sliding windows. The northeastern and southwestern sides are both blind, but there are open wood staircases on these sides that access the second floor, with some of the steps replaced by concrete and pebble steps.

The walkways are supported by square posts and lined with wrought iron handrails. The upper floor walkway slightly overhangs the lower floor and had a wide beam attached underneath where the support beams attach. A low brick planter along the northwestern side contains a few boxwoods shrubs. This building is entirely surrounded by concrete pavement. The church grounds are a mix of open lawns filling most of the northwestern portion of the parcel with parking lots and utility storage found in the rear portion. The compound is flanked by a modern apartment complex to the southeast and another church property with a Montessori school to the northwest, with 1970s-vintage single-family residences across the street.

DISCUSSION

STATUTORY AND REGULATORY GUIDELINES

As stated above, the purpose of this study is to assist the County of Los Angeles in determining whether the Hacienda Heights Christian Church and Morning Star Christian School at 15716 Tetley Street meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any properties listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). In other words, buildings, structures, sites, or districts that belong to one or more of the following three categories are to be considered “historical resources” for the purposes of CEQA compliance (160 Cal. App. 4th 1051):

- Mandatory historical resources: properties that are listed in or formally determined to be eligible for listing in the California Register of Historical Resources;
- Presumptive historical resources: properties that are designated in an officially established local register, recognized by local ordinance, resolution, or general plan, or identified in a local survey prepared in accordance with PRC §5024.1(g), unless determined not to be historically or culturally significant by the lead agency upon a preponderance of the evidence;
- Discretionary historical resources: properties that are determined to be historically significant in the lead agency's discretion, independent of any decision to list or designate them in a national, state, or local register of historical resources.

Regarding the proper criteria of historic significance evaluation of potential “discretionary historical resources,” CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

Since the subject buildings of this study have not been listed in the California Register of Historical Resources, formally determined eligible for such listing, or designated in an officially established local register, they do not meet the definition of “historical resources” in the categories of “mandatory historical resources” and “presumptive historical resources,” as outlined above. Therefore, they require evaluation as potential “discretionary historical resources.”

EVALUATION

The results of this study indicate that the Hacienda Heights Christian Church and Morning Star Christian School have been used for religious practice and school instruction since they were built in 1964, a period of transition in the history of Hacienda Heights—and the San Gabriel Valley in general—from the agricultural hinterland to suburbia. The construction of these buildings are certainly related to that important episode that helped shape the subsequent history of the region, but as two of the numerous similar building of similar vintage that remain in existence today, they do not demonstrate a unique, important, or particularly close association with this pattern of events or with any other established themes in local and regional history.

The historical background research has uncovered no evidence that these buildings are closely associated with any persons or specific events of recognized significance in national, state, or local history, nor have any prominent architects, designers, or builders been identified in their construction. In terms of architectural or engineering qualities, these buildings are not known to

represent important or particularly notable examples of any architectural style, property type, period, region, or method of construction. As late historic-period buildings of relatively common design and construction materials, they do not exhibit a high level of artistic or aesthetic merits, nor do they hold the potential for any important data for the study of the period of history when they were built, which is well-documented in both historical literature and contemporary publications.

Based on these considerations, and in light of the criteria listed above, the present study concludes that the Hacienda Heights Christian Church and Morning Star Christian School at 15716 Tetley Street do not appear eligible for listing in the California Register of Historical Resources, and thus do not meet CEQA's definition of "historical resources" in the category of "discretionary historical resources." Accordingly, CRM TECH recommends to the County of Los Angeles a finding that the demolition of the buildings would not constitute "a substantial adverse change in the significance of a historical resource."

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." Since the present study has concluded that the Hacienda Heights Christian Church and Morning Star Christian School do not meet CEQA's definition of "historical resources," CRM TECH presents the following recommendations to the County of Los Angeles pursuant to PRC §21084.1:

- The demolition of the existing Hacienda Heights Christian Church and Morning Star Christian School buildings would not constitute "a substantial adverse change in the significance of a historical resource."
- No further cultural resources investigation will be necessary on these buildings.

REFERENCES

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- Brunzell, David, and Kara Brunzell
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- County of Los Angeles
1983-1996 Building safety records for 15716 Tetley Street, Hacienda Heights.
<https://dpw.lacounty.gov/bsd/bpv/>.

- n.d. Parcel Info, AIN 8222-003-050. <https://dpw.lacounty.gov/bsd/bpv/>.
- Jacquemain, Terri, and Ben Kerridge
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- NETR (Nationwide Environmental Title Research) Online
- 1952-2012 Aerial photographs of the project vicinity; taken in 1952, 1963, 1965, 1972, 1980, 1994, 2003-2005, 2009, 2010, 2012, 2014, and 2016. <http://www.historicaerials.com>.
- Guerrero, Marlene (Founder, Morning Star Christian School)
- 2021 Personal communication. Interviewed in person on April 16.
- Guerrero, Vincent (Pastor, Hacienda Heights Christian Church)
- 2021 Personal communication. Interviewed by telephone on May 4.
- USGS (United States Geological Survey, U.S. Department of the Interior)
- 1894 Map: Pomona, Calif. (15', 1:62,500); surveyed in 1894.
- 1896 Map: Anaheim, Calif. (15', 1:62,500); surveyed in 1894.
- 1927 Map: La Habra, Calif. (6', 1:24,000); surveyed in 1925.
- 1942 Map: Anaheim, Calif. (15', 1:62,500); surveyed in 1939.
- 1964 Map: La Habra, Calif. (7.5', 1:24,000); aerial photographs taken in 1963, field checked in 1964.
- 1966 Map: Baldwin Park, Calif. (7.5', 1:24,000); aerial photographs taken in 1964, field checked in 1966.
- 1969 Map: San Bernardino, Calif. (120'x60', 1:250,000); 1958 edition revised.
- 1975 Map: Los Angeles, Calif. (120'x60', 1:250,000); aerial photographs taken in 1972.
- 1978 Map: Long Beach, Calif. (120'x60', 1:250,000); 1957 edition revised.
- 1979 Map: Santa Ana, Calif. (120'x60', 1:250,000); 1959 edition revised.
- 1981a Map: Baldwin Park, Calif. (7.5', 1:24,000); 1966 edition photorevised in 1981.
- 1981b Map: La Habra, Calif. (7.5', 1:24,000); 1965 edition photorevised in 1981.

APPENDIX 1: PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY Bai “Tom” Tang, M.A.

Education

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| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

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|-----------|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
- 1981 B.S., Anthropology, University of California, Riverside; with honors.
- 1980-1981 Education Abroad Program, Lima, Peru.

- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
 UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
 Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
 Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaeffer.
- 1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
- 1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
- 1992-1998 Assistant Research Anthropologist, University of California, Riverside
- 1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
- 1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
 Riverside, Chapman University, and San Bernardino Valley College.
- 1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
- 1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
 California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

APPENDIX 2

**SCCIC RECORDS SEARCH RESULTS
OBTAINED BY COMPREHENSIVE PLANNING SERVICES**

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395

California Historical Resources Information System

Los Angeles, Orange, Ventura and San Bernardino Counties

sccic@fullerton.edu

3/15/2021

SCCIC File #: 22050.8232

Joann Lombardo
Comprehensive Planning Services
2916 Clay Street
Newport Beach, CA 92663

Re: Record Search Results for the Tetley Walks Residential

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Baldwin Park and La Habra, CA USGS 7.5' quadrangles. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 0
Reports and Studies	Within project area: 0 Within project radius: 4
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Anaheim, CA (1896, 1942) 15' USGS historic maps indicate that in 1896 there was no visible development within the project area or the project search radius which was located within the historic place name of Puente. In 1942, there was still no visible development within the project area. There were several roads, buildings and two intermittent streams within the project search radius. Major road names included Hudson Road.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor during ground-disturbing activities or additional research. Finally, any structures (45 years and older) should be recorded, and evaluated for local, state, or national significance prior to the approval of project plans as may be required by the lead agency.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California](#) [Historical](#) [Resources](#) [Information](#) [System](#),

Isabela Kott
GIS Technician/Staff Researcher

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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

Primary # (Pending)
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 3732-1H

P1. Other Identifier: Hacienda Heights Christian Church/Morning Star Christian School

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Habra, Calif. Date 1981
T2S; R10W; S.B. B.M. (in the Rancho La Puente land grant)

c. Address 15716 Tetley Street City Hacienda Heights Zip 91745

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 410,267 mE/ 3,761,864 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Parcel No. 8222-003-050; on the southerly side of Tetley Street,
approximately 325 feet south east of Richdale Drive

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Hacienda Heights Christian Church is a generally rectangular-shaped, one-story wood-framed building with concrete and light tan stucco surfacing on the exterior walls. The primary façade, facing Tetley Street to the northeast, features a Mission-style arcade across-the exceeding by a few feet on either end-the entire width of the building. A square-shaped faux bell tower protruding from the roof on the western end of the façade echoes the arch motif with its openings on all four sides.
(Continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) HP15: Educational building; HP16: Religious building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
☐ Other (isolates, etc.)

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



P5b. Description of Photo (view, date, accession number): Photo taken on April 16, 2021; view to the southwest; also see page 6

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1964

*P7. Owner and Address: The Olson Company, 3030 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: April 16, 2021

*P10. Survey Type (describe): Building evaluation for CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang and Terri Jacquemain (2021): Historic Building Evaluation: Hacienda Heights Christian Church and Morning Star Christian School, 15716 Tetley Street, Hacienda Heights, Los Angeles County, California

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource 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) CRM TECH 3732-1H

B1. Historic Name: Hacienda Heights Christian Church and Morning Star Christian School B2. Common Name: Same

B3. Original Use: Church and school

B4. Present Use: Same

*B5. Architectural Style: Mission/Spanish influence

*B6. Construction History: (Construction date, alterations, and date of alterations) Archival sources indicate that these buildings were constructed in 1964. Available records do not identify the designer or builder of the buildings, as the only building permit records pertain to repairs and minor remodeling in the 1980s-1990s. The congregation started as a home bible study group of 17 lead by Pastor John Knox. The growth of the membership eventually necessitated the construction of the church and school building. At the time, the school
(Continued on p. 5)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: See Item P3a.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Post-WWII suburban development

Area Hacienda Heights

Period of Significance 1950s-1960s

Property Type Religious/educational

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Hacienda Heights Christian Church and Morning Star Christian School have been used for religious practice and school instruction since they were built in 1964, a period of transition in the history of Hacienda Heights--and the San Gabriel Valley in general--from the agricultural hinterland to suburbia. The construction of these buildings is certainly
(Continued on p. 5)

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

B12. References: Los Angeles County Department of Public Works online records (property profile and building safety records; <https://dpw.lacounty.gov/bsd/bpv/>); oral historical interviews with current pastor Vincent Guerrero and his wife Marlene; aerial photographs taken in 1952-2021 available at www.historic.aerilas.com and through Google Earth software

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain

*Date of Evaluation: May 5, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

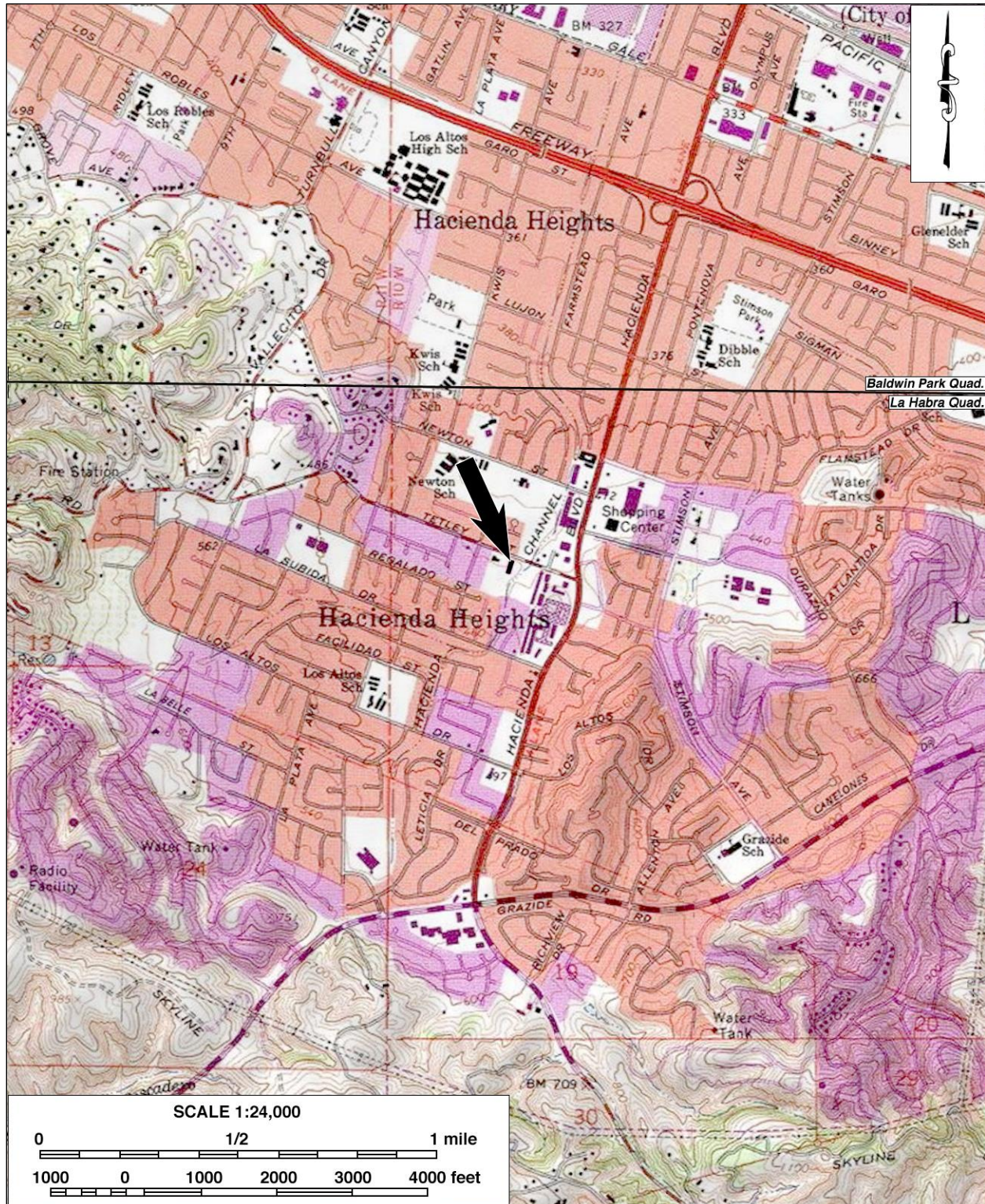


LOCATION MAP

*Map Name: La Habra and Baldwin Park, Calif.

*Scale: 1:24,000

*Date of Maps: 1981



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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

Resource name or # (Assigned by recorder) CRM TECH 3732-1H

Recorded by: Terri Jacquemain

*Date: April 16, 2021 ✓ Continuation Update

***P3a. Description (continued):** Wrought iron hand- railing has been installed across the arched openings of the arcade and the tower, except for the center entry arch. The ceiling of the arcade exposes heavy support beams and is painted tan. The pyramidal roof of the tower is topped by a large steel cross made to look like weathered wood.

To the east of the tower, an approximately two-foot-tall parapet topped by terracotta half-pipe tiles stretches across the primary façade, concealing the front-facing portion of the low-pitched cross-gable roof over the main mass of the building. All portions of the roof are sheathed with brown composition shingles, and the medium-width eave overhang sports exposed rafter tails and fascia board trim. The main mass of the building behind the arcade and the tower is slightly lower in height. On the ground level between the tower above and the rest of the front veranda is a wrought iron gate leading to the rest of the building and the school.

A narrow concrete walkway from Tetley Street leads to three concrete steps that access the center arch and a set of untrimmed doors accented by large, ornate medieval-style hinges. The windows on either side of the doors and elsewhere on the building are medium-sized aluminum-framed sliders filled with frosted glass in a tessellated pattern. A few of the window openings are partially sealed with portable air-conditioner and plywood. Along the northwestern side, a full-length recessed walkway has a beamed covering attached to a slatted sunshade over a concrete patio and picnic tables, supported by square wood posts with Y brackets. Large sliding windows with frosted glass are spaced across the exterior, along with two doorways, one a double door exit only with a fixed sash light overhead, the other a set of commercial doors leading to kitchen facilities. One other single door entry on this side towards the rear leads to the church office.

From the office door to the end and wrapping around the rear of the building is a low concrete block planter with red brick trim. Three sliding windows are spaced across the rear and a small louvered vent is placed under the gable peak. Two air conditioning units enclosed by a chain-link fence occupies the southeastern portion of the rear façade. The southeastern side of the building has foliage and shrubbery set very close to the building, another set of exit door positioned across the building from the set on the other side, along with evenly spaced windows, some of them accompanied by awnings. A concrete driveway runs down this side of the building to a parking area behind the school.

Some 25 feet directly behind the church stands the school building, a two-story rectangular structure of the same materials with a footprint about two thirds that of the church. The flat main roof of the building is encircled by parapets, which in turn are surrounded by a low-pitched skirt roof resting on large exposed beams. The skirt roof shelters covered walkways on both levels that accesses the 12 classrooms from the outside perimeter. Each classroom is marked by an unglazed door accompanied by untrimmed aluminum-framed sliding windows. The northeastern and southwestern sides are both blind, but there are open wood staircases on these sides that access the second floor, with some of the steps replaced by concrete and pebble steps.

The walkways are supported by square posts and lined with wrought iron handrails. The upper floor walkway slightly overhangs the lower floor and had a wide beam attached underneath where the support beams attach. A low
(Continued on p. 5)

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6

Resource name or # (Assigned by recorder) CRM TECH 3732-1H

Recorded by: Terri Jacquemain

*Date: April 16, 2021 √ Continuation Update

*P3a. **Description (continued):** brick planter along the northwestern side contains a few boxwoods shrubs. This building is entirely surrounded by concrete pavement. The church grounds are a mix of open lawns filling most of the northwestern portion of the parcel with parking lots and utility storage found in the rear portion.

*B6. **Construction History (continued):** building was used for Sunday school classes only. After Knox's death, he was succeeded by Pastor Charles Miller, and then Pastor Broderon. The current pastor, Vincent Guerrero, took the helm around 2000. Guerrero and his wife, Marlene, had been longtime church members. Marlene Guerrero was a teacher at a private school that had closed, so she broached the idea of using the Sunday school as a fulltime Christian school, which was named Morning Star. She has served as the principal of the school since its beginning in 2004.

*B10. **Significance (continued):** related to that important episode that helped shape the subsequent history of the region, but as two of the numerous similar building of similar vintage that remain in existence today, they do not demonstrate a unique, important, or particularly close association with this pattern of events or with any other established themes in local and regional history.

The historical background research has uncovered no evidence that these buildings are closely associated with any persons or specific events of recognized significance in national, state, or local history, nor have any prominent architects, designers, or builders been identified in their construction. In terms of architectural or engineering qualities, these buildings are not known to represent important or particularly notable examples of any architectural style, property type, period, region, or method of construction. As late historic-period buildings of relatively common design and construction materials, they do not exhibit a high level of artistic or aesthetic merits, nor do they hold the potential for any important data for the study of the period of history when they were built, which is well-documented in both historical literature and contemporary publications.

Based on these considerations, the Hacienda Heights Christian Church and Morning Star Christian School at 15716 Tetley Street do not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 6

Resource name or # (Assigned by recorder) CRM TECH 3732-1H

Recorded by: Terri Jacquemain

*Date: April 16, 2021 ✓ Continuation Update

Additional Photographs:



Morning Star Christian School (view to the southeast)