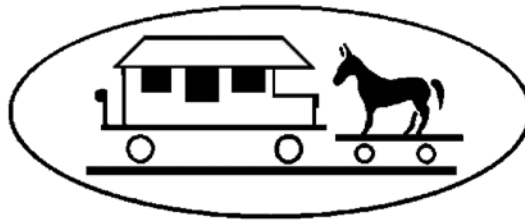


Historic Ontario



The "Model Colony"

**CITY OF ONTARIO HISTORIC PRESERVATION
COMMISSION
HISTORIC PRESERVATION SUBCOMMITTEE**

AGENDA

August 9, 2018

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" Street, Ontario, CA 91764.

**MEETINGS WILL BE HELD AT 5:30 PM IN COMMUNITY CONFERENCE ROOMS
1 & 2 LOCATED AT 303 East "B" Street**

PUBLIC COMMENTS

Citizens wishing to address the Historic Preservation Subcommittee on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Historic Preservation Subcommittee values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Historic Preservation Subcommittee may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of April 12, 2018, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-021:** A request to remove an approximately 2,700 square foot, one and one-half story single family residence (Eligible Historic Resource), from the Ontario Register of Historic Resources located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0108-404-01 and 0108-461-05); **Submitted by: Peter K. Chang.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP18-021** (Request for Removal)

Motion to Approve/Deny

- C. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-022:** A request to remove a 1,975 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 220 and 222 West Holt Boulevard within the MU-1 (Downtown Mixed-Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-563-10 and 1048-563-09); **City initiated.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP18-022** (Request for Removal)

Motion to Approve/Deny

D. REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-023: A request to remove an 8,900 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 221 and 225 West Holt Boulevard within the MU-1 (Downtown Mixed-Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-055-01); **City initiated.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP18-023 (Request for Removal)

Motion to Approve/Deny

E. REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-024: A request to remove a 5,300 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 517 West Holt Boulevard within the MU-1 (Downtown Mixed Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-021-15); **City initiated.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP18-024 (Request for Removal)

Motion to Approve/Deny

F. REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-025: A request to remove a 2,910 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 561 West Holt Boulevard within the MU-1 (Downtown Mixed Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-021-07); **City initiated.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP18-025 (Request for Removal)

Motion to Approve/Deny

G. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-026:** A request to remove a 1,800 square foot, one-story single family residence (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 729 West Holt Boulevard within the CC (Community Commercial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-012-01); **City initiated.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP18-026** (Request for Removal)

Motion to Approve/Deny

DISCUSSION ITEMS:

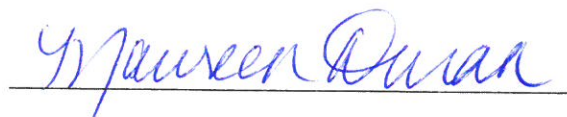
1. Master Street Tree Plan in designated Historic Districts.
2. Ontario Festival of the Arts on September 15, 2018.

If you wish to appeal a decision of the **Historic Preservation Subcommittee**, you must do so within ten (10) days of the **Historic Preservation Subcommittee** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Historic Preservation Subcommittee** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Historic Preservation Subcommittee** at, or prior to, the public hearing.

The next **Historic Preservation Subcommittee** meets on September 13, 2018.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **August 6, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

April 12, 2018

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Richard Delman, at 5:36 PM.

BOARD MEMBERS PRESENT

Richard Delman, Planning/Historic Preservation Commission Chairman
Robert Gregerok, Planning/Historic Preservation Commission Member

BOARD MEMBERS ABSENT

Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation Subcommittee Chairman

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

There were no members of the public present

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the March 8, 2018 meeting of the Historic Preservation Subcommittee was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-013:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 400 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-573-05). **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP18-013. Ms. Ayala stated that the commercial building is individually eligible and eligible as a Contributor within the

Proposed Downtown Historic District. Ms. Ayala stated that besides the installation of awnings, the building is unaltered.

Motion to approve **File No. PHP18-013** was made by Mr. Delman; seconded by Mr. Gregerok and approved unanimously by those present (2-0).

- C. **A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-014:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 316 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-574-09). **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP18-014. Ms. Ayala shared that the building was designed by a well known architect. Ms. Ayala stated that a large addition has been constructed but it does not negatively impact the historic resource. Because the period of significance for the building is through the 1960s the alterations that occurred during that period of time have acquired their own significance.

Motion to approve **File No. PHP18-014** was made by Mr. Gregerok and seconded by Mr. Delman and approved unanimously by those present (2-0).

- D. **A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-018:** A City initiated request for Tier Determinations of seven eligible historic, commercial properties within the Proposed Downtown Historic District, located at: 210-218 West Holt Boulevard (APN: 1048-563-08), 215-217 West Holt Boulevard (APN:1049-055-02), 209-213 West Holt Boulevard (APN: 1049-055-03), 205 West Holt Boulevard (APN: 1049-055-04), 114-116 West Holt Boulevard (APN: 1048-564-11), 118-124 West Holt Boulevard (APN: 1048-564-12), and 111-117 West Holt Boulevard (APN: 1049-057-02). The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP18-018. Ms. Ayala stated that the properties were evaluated as Contributors to a district so the integrity for individual building’s may be lower, but collectively the integrity is high as a district.

Motion to approve **File No. PHP18-018** was made by Mr. Gregerok and seconded by Mr. Delman and approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. Model Colony Awards May 1st at 6:30. Elly Antuna, Assistant Planner, announced that the Model Colony Awards would be held on May 1st. Those who plan on attending should RSVP with Gwen Berendsen so that seats can be reserved.
2. CPF Conference in Palo Alto, May 17-20th. Ms. Antuna reminded the HPSC that the CPF Conference will be held in Palo Alto and anyone interested in attending that has not registered should contact Gwen Berendsen as soon as possible.
3. Ontario Heritage Walking Tour, La Deney Drive, Historic District, April 28th, 10-12pm. Ms. Ayala announced that Ontario Heritage will be holding a Walking Tour of the La Deney Drive Historic District.

4. Frankish Fountain and WTCU fountain repairs. Ms. Ayala that the WTCU fountain had been vandalized, the engraved plaque was removed from the base of the fountain. A replacement has been ordered and will be installed. The Frankish Fountain is also getting plaster repairs.
5. CEQA, NEPA, and Historic Resources. Ms. Ayala explained that CEQA and NEPA run parallel. Both CEQA and NEPA statutes encourage a joint review. The difference is the amount of participation and who the lead agency is. NEPA is triggered for projects that require federal permits/approval.

There being no further business, the meeting was adjourned at 6:15 PM.

Respectfully submitted,



Elly Antuna
Assistant Planner



CITY OF ONTARIO

MEMORANDUM

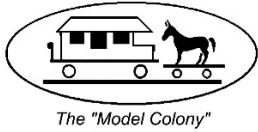
TO: Historic Preservation Subcommittee

FROM: Elly Antuna

DATE: August 9, 2018

SUBJECT: Continue File No. PHP18-021

The above project is requested to be continued to the next regular Historic Preservation Subcommittee meeting on September 13, 2018.



Historic Preservation Subcommittee

August 9, 2018

DECISION NO.:

FILE NO.: PHP18-022

DESCRIPTION: A request to remove a 1,975 square foot, on-story commercial building (Eligible Historic Resource), from the Ontario Register of Historic Resources located at 220 and 222 West Holt Boulevard. (APNs: 1048-563-10 and 1048-563-09);
City Initiated.

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP18-022, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2 parcels totaling 0.42 acres of land located at 220 and 222 West Holt Boulevard within the Proposed Downtown Historic District. The site contains a one-story office building and the remainder of the property is covered with asphalt. A low iron fence and palm trees line the perimeter of the site. The site is depicted in *Exhibit A: Project Location Map*, attached.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: The 1,975 square foot, one-story concrete block office building is rectangular in plan and has a flat roof with a simple stepped cornice. The west and south walls are clad in stucco and the north and east walls have exposed blocks that have been painted. The primary 2-door entrance is located on the west façade under a full length canvas awning. The majority of windows are aluminum sliders and are covered with metal for security.

(4) Evaluation: Historic records indicate a "steel super service station" was constructed at the site by E. F. Glass in 1927. Historic aerials and Sanborn maps indicate

that the structure was located at the southwest corner of the site but was demolished sometime between 1959 and 1964. The existing building was constructed between 1938 and 1946. In 1968, a permit was issued to convert the building into a used car office. The site has been home to auto-related uses since the 1920s. The site currently operates as a used car lot.

The office building is simple in design and does not possess architectural features to be associated with any particular style. The site has a long history of auto-related uses, however there is no evidence to suggest that the site or the remaining building are associated with a business, company, or individual that has made any significant contributions to the City, State or Nation. Therefore, it does not meet the minimum designation criteria for landmark designation or as a Contributor to the Proposed Downtown Historic District as contained in the Development Code.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on August 9, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; and

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The site is not associated with a business, company, or individual that has made significant cultural, social, or scientific contributions to the City, State or Nation. Furthermore, the lack of distinguishable architectural features and elements have resulted in a simple vernacular building that is void of any architectural style. As a result, the office building does not meet the minimum requirements to be determined eligible for landmark designation pursuant to the designation criteria as contained in section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of August, 2018.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



2018

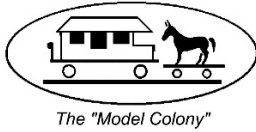


2018

Exhibit B: Site Photographs



1980's



Historic Preservation Subcommittee

August 9, 2018

DECISION NO.:

FILE NO.: PHP18-023

DESCRIPTION: A request to remove an Eligible Historic Resource, a commercial building, located at 221 and 225 West Holt Boulevard, from the Ontario Register. (APN: 1049-055-01); **City Initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request to remove an eligible historic resource from the Ontario Register of Historic Resources, File No. PHP18-023, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.22 acres of land located within the Proposed Downtown Historic District. The site is developed with a one-story commercial building constructed sidewalk adjacent with no setback and occupies the entire lot. The site is depicted in *Exhibit A: Project Location Map*, attached.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: This 8,900 square foot, single story Commercial style building is rectangular in plan, and is depicted in *Exhibit B: Site Photographs*, attached. The roof is flat with a multi-gabled parapet. The building façade has five sections divided by 7 brick columns with caps. The walls are stucco with a tile bulkhead. The building has 2 tenant units with a recessed aluminum-framed single door entry. Each section has a set of three-ribbon plate glass windows above a square tile covered bulkhead. The existing storefront is not the original as it was constructed in 1969, nearly 49 years after the building construction date. This is evident in the double gabled roof line behind the parapet roof. The south gable end is metal. Multiple alterations have also been made on the interior of the building according to City permit records.

(4) Evaluation: Date of construction is 1916 (est.) with the first City Directory entry as Zimmer Bottling Works at 219 West A Street. In 1922, Zimmer Confectionery and Soda Water were listed as 319-221 West A Street. In 1924, Daisy Confectionery was listed. Over the years, restaurants and auto repair and supply stores occupied the space through the 1960s. A paint booth for Mark Christopher Chevy was located at the site in 1975. The building most recently was being used as a church.

The 1969 façade replacement has significantly altered the building resulting in a very low level of integrity. The existing façade does not contribute to the property, nor does it contribute to the significance of the Proposed Downtown Historic District in which it is located. Therefore, it does not meet the minimum designation criteria as contained in the Development Code to be considered a historic resource.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on August 9, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; and

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The lack of distinguishable features and elements have resulted in a simple vernacular building that is void of any architectural style and does not meet the minimum requirements to be determined eligible for landmark designation or contributor to a historic district pursuant to the designation criteria as contained in section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of August, 2018.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs

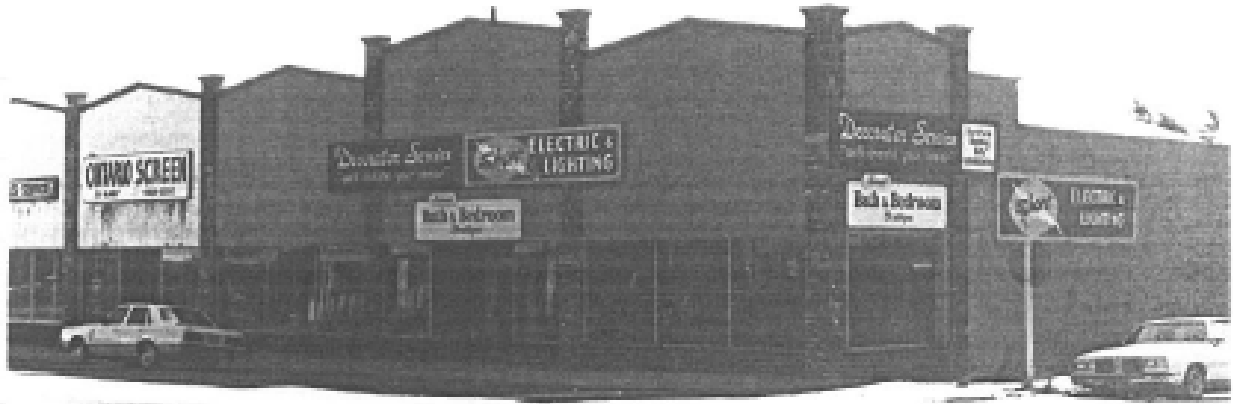


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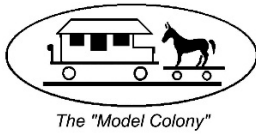
Exhibit B: Site Photographs



1983

Exhibit C: City Directories

YEAR	BUSINESS
1916-1917	Zimmer Charles Prop O K Sodaworks → 219-22 W. A Street Lee & McGready → 225 W. A Street
1919-1920	Zimmer Charles (Rose) Bottling Works → 219 W. A Street McGready Bros Garage → 225 W. A Street
1922-1923	Zimmer Charles Confectionary → 219-221 W. A Street McGready Bros Garage → 225 W. A Street
1924	Daisy Confectionary → 221 W. A Street West End Motor Co. Vaughan R G Garage → 225 W. A Street
1926	Dazey C S Confectionary → 221 W. A Street Sturgell Auto Supply Co. West End Garage → 225 W. A Street
1928	Russell P A Confectionary → 221 W. A Street Sturgell Tire Co. → 225 W. A Street
1931	Russell Garnett (Mrs.) Restr → 221 W. A Street Western Auto Supply Co. → 225 W. A Street
1934	None listed → 221 W. A Street Western Auto Supply Co. → 225 W. A Street
1937-1938	Christman Lloyd W. Auto Repair → 221 W. A Street Western Auto Supply Co. → 225 W. A Street
1940	Christman L.W. Auto Repair → 221 W. A Street Western Auto Supply Co. → 225 W. A Street
1948-1949	Western Auto Supply Co. → 221 W. A Street
1951	Gamble's Western Auto Supply Co. → 221-225 W. A Street
1954	Gamble's Western Auto Supply Co. → 221-225 W. A Street
1964	Western Auto Supply Co. → Moved to 960 N. Mountain Ave
1967	Western Auto Associates → 225 W. Holt Blvd



Historic Preservation Subcommittee

August 9, 2018

DECISION NO.:

FILE NO.: PHP18-024

DESCRIPTION: A request to remove a 5,300 square foot, one-story commercial building from the Ontario Register of Historic Resources located at 517 West Holt Boulevard within the MU-1 (Downtown Mixed Use) zoning district. (APN: 1049-021-15);
City initiated.

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP18-024, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.154 acres of land located at 517 West Holt Blvd, and is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is not located within a designated or proposed historic district.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: The 5,300 square foot, one-story concrete block building has an irregular floor plan in two rectangular sections. The front portion of the building has a flat roof with parapet. The rear portion has a low pitched front-gabled roof. The aluminum framed glass panel storefront has a single glass door entry. The east elevation has 3 window openings covered in metal security bars and a metal sliding door. The commercial building is depicted in *Exhibit B: Site Photographs*.

(4) Evaluation: According to Sanborn Maps and City directories search, the site was previously developed with a single residential unit and a detached accessory structure. Edith M. Nunneley was the earliest recorded tenant of the unit in 1922. It appears that a commercial use was added to the property in 1931 with the establishment

of a restaurant. In 1940, Stover Chrysler-Plymouth Auto Sales and Services occupied the site and Sanborn maps show the residential building with large additions. It is likely that due to the success of the automotive related industry along Holt that the residential building was demolished and a new building was constructed in its place closer to the street. Historic aerials confirm construction of the existing building occurring between 1946 and 1948. The site continued with operation of automotive related uses until recently.

The commercial building is simple in design and does not possess architectural features to be associated with any particular style. The site has a long history of auto-related uses, however there is no evidence to suggest that the site or the building are associated with a business, company, or individual that has made any significant contributions to the City, State or Nation. Therefore, it does not meet the minimum designation criteria for landmark designation as contained in the Development Code.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on August 9, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; and

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The site is not associated with a business, company, or individual that has made significant cultural, social, or scientific contributions to the City, State or Nation. Furthermore, the lack of distinguishable architectural features and elements have resulted in a simple vernacular building that is void of any architectural style. As a result, the commercial building does not meet the minimum requirements to be determined eligible for landmark designation pursuant to the designation criteria as contained in section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of August, 2018.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Site Location: 517 West Holt Boulevard

Exhibit B: Site Photographs



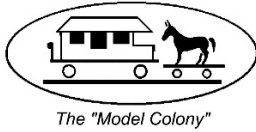
View looking south



View looking southeast



View looking southwest



Historic Preservation Subcommittee

August 9, 2018

DECISION NO.:

FILE NO.: PHP18-025

DESCRIPTION: A request to remove a 2,910 square foot, one-story commercial building from the Ontario Register of Historic Resources located at 561 West Holt Boulevard within the MU-1 Downtown Mixed Use zoning district. (APN: 1049-021-07);
City initiated.

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP18-025, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.144 acres of land and is developed with a multi-tenant commercial building located at 561 West Holt Blvd, and is depicted in *Exhibit A: Aerial Photograph*, attached. The building is constructed sidewalk adjacent with no setback. There is a paved parking area located behind the building accessible from Brooks Street. The project site is not located within a designated or proposed historic district.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: The 2,910 square foot concrete block building is square in plan and has a barrel roof with a cornice covered parapet on the front façade. The storefront consists of 3 sections, one for each unit. The central unit has 2 large fixed pane windows, a full lite glass door with transom window above, and narrow sidelight windows. The other 2 sections have a large fixed pane window, a full lite glass door with sidelight windows, and a transom window. Each unit has a wall mounted barn style lamp. A small parking lot is located behind the building. The building is depicted in *Exhibit B: Site Photographs*.

(4) Evaluation: Several permits are on file, including electrical and plumbing permits, as well as permits to remove unpermitted alterations and to repair vehicle damage. The commercial building, constructed in 1951(est), is simple in design and does not possess architectural features to be associated with any particular style. There is no evidence to suggest that the site is associated with a business, company, or individual that has made any significant contributions to the City, State or Nation. Therefore, it does not meet the minimum designation criteria for landmark designation as contained in the Development Code.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on August, 9, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; and

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The site is not associated with a business, company, or individual that has made significant cultural, social, or scientific contributions to the City, State or Nation. Furthermore, the lack of distinguishable architectural features and elements have resulted in a simple vernacular building that is void of any architectural style. As a result, the commercial building does not meet the minimum requirements to be determined eligible for landmark designation pursuant to the designation criteria as contained in section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of August, 2018.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Site Location: 561 West Holt Boulevard

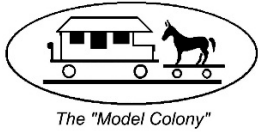
Exhibit B: Site Photographs



View looking south



View looking southwest



Historic Preservation Subcommittee

August 9, 2018

DECISION NO.:

FILE NO.: PHP18-026

DESCRIPTION: A request to remove a 1,800 square foot, one-story single family residence from the Ontario Register of Historic Resources located at 729 West Holt Boulevard. (APN: 1049-012-01); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP18-026, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.193 acres of land located at 729 West Holt Boulevard and is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is located at the southeast corner of Cypress Avenue and Holt Boulevard and is not located within a current designated or proposed historic district.

(2) Background: The Development Code allows for the removal of eligible or nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: This 1,800 square foot, one-story single family residence was constructed in 1922 (est.), according to a City Directory search, in the Craftsman Bungalow style of architecture and is depicted in *Exhibit B: Site Photographs*. The building is irregular in plan and features a low pitch side-gabled roof covered in ceramic roof tiles with decorative beams at the gable ends. The building is clad in horizontal lapped wood siding, has a partial width front porch covered by a front facing gable roof supported by 3 square columns. The central entry door is flanked by 2 large multi-pane windows and two pairs of wood framed hung windows (multi-pane over single) on the front (north) façade, a ribbon of windows (casement-hung-casement) on the west elevation, and a combination of wood framed casement and hung windows on the remainder of the residence.

Exterior alterations include a small addition at the southeast corner of the building. The addition is covered in matching roof tiles and horizontal siding, and features vinyl and aluminum slider windows. It is likely that the original roof material was wood or composition shingle.

Also present on the site is a second building that was originally an accessory to the single-family residence. The building is located on the southern edge of the property and is L-shaped in plan. The building features a cross-gabled roof covered in composition shingles and is clad in stucco. In 1961, permits were issued to legalize the conversion of the accessory building to a "TV Repair shop," operated by the Moore family and addressed as 729 ½ West Holt Boulevard. In 1978, permits were issued adding 858 square feet to the shop. A badly deteriorated 3 tier pole sign advertising Moore's TV repair shop remains on the northwest corner of the site. Business license records indicate Moore's TV Repair was in operation from 1956 and the licenses closed in 2007. City Directories indicate Mrs. Carrie Moore occupied the residence from 1922-1951. San Bernardino County records indicate the residence was owned by the Moore family until 1992.

(4) Evaluation: The alterations, which include the roof replacement, addition with inappropriate windows, and commercial conversion and additions to the accessory building, have diminished the overall historic integrity of the property. The site, surroundings, and setting are void of the association and feeling of the original residential use. While Moore's TV Repair Shop operated for a significant period of time, neither the business nor the family has made a significant contribution to the history of the City, State or Nation. Therefore, the property no longer meets the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on August, 9, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; and

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

The alterations, which include the roof replacement, addition with inappropriate windows, and commercial conversion and additions to the accessory building, have diminished the overall historic integrity of the property. The site, surroundings, and setting are void of the association and feeling of the original residential use. While Moore's TV Repair Shop operated for a significant period of time, neither the business nor the family has made a significant contribution to the history of the City, State or Nation. Therefore, the residence no longer meets the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of August, 2018.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Site Location: 729 West Holt Boulevard

Exhibit B: Site Photographs



View looking south



View looking southeast



View looking northeast on Cypress Avenue