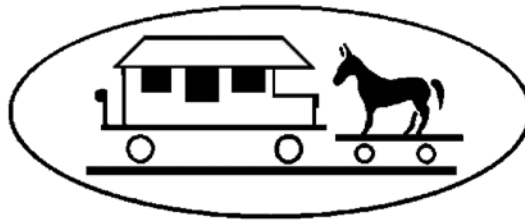


Historic Ontario



The "Model Colony"

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

AGENDA

January 10, 2019

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 October 11, 2018, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-035: A City initiated request for Tier Determinations of 2 eligible historic, commercial properties within the Proposed Downtown Historic District, located at 115 West C Street (APN: 1048-565-02), and 123 West D Street (APN: 1048-566-02). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **City initiated.**

1. CEQA Determination

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

2. File No. PHP18-035 (Tier Determination)

Motion to Approve/Deny

DISCUSSION ITEMS:

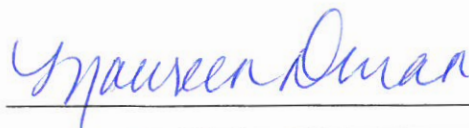
1. **Nineteenth Annual Model Colony Award- May**

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 **February 14, 2019.**

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 **January 7, 2019**, 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

October 11, 2018

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, Historic Preservation Subcommittee
Chairman, at 5:37 PM

BOARD MEMBERS PRESENT

Richard Delman, Planning/Historic Preservation Commission Chairman
Robert Gregorek, Planning/Historic Preservation Commission Member
Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation
Subcommittee Chairman

BOARD MEMBERS ABSENT

None

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 September 13, 2018 meeting of the Historic Preservation Subcommittee was made by Mr. Delman and seconded by Mr. Gregorek and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP18-027:** A Mills Act Contract for a 1,618 square foot Prairie style residential building, a Contributor within the El Morado Court Historic District, located at 122 East El Morado Court, within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-242-02); **submitted by Tara Jessup. Planning Commission and City Council actions are required.**

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP18-027. Ms. Antuna stated that the estimated costs of improvements proposed as part of the contract are \$55,800 and the estimated property tax savings over 10 years is \$15,288. A Condition of Approval has been

added to the project, requiring that the applicant submit a plan to modify and legalize the non-conforming widened driveway. This work item has been added to year one of the schedule of improvements.

Motion recommending approval of **File No. PHP18-027** subject to conditions to the Historic Preservation Commission was made by Mr. Gregorek; seconded by Mr. Delman and approved unanimously by those present (3-0).

- C. **REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-030:** A request for a Tier Determination of a single family residence and a 1,300 square foot commercial building, which are Eligible 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); **City initiated.**

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP18-030. Ms. Antuna stated that the HPSC previously reviewed and denied a request to remove the subject property from the Ontario Register of Historic Resources. At that time, the HPSC requested that a Tier Determination be completed for the property. Ms. Antuna stated that the residence and commercial building both have strong associations with the City’s agricultural history and the Musser family. The Musser family, a family of significant dairymen, owned and operated Shady Grove Dairies which had its beginnings at this location. The drive-thru convenience market was constructed sometime during the 1950s and was typical of that period of time. As people became more dependent on the automobile, drive-thru dairies became popular. Based on the strong association with the City’s agricultural history and the Musser family, staff recommended a Tier II determination for both the residence and commercial building. The 2 detached accessory residential buildings are not included in the Tier determination.

Motion to approve **File No. PHP18-030** was made by Mr. Delman; seconded by Mr. Gregorek and approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. **Ontario Heritage Cemetery Tour is on October 13th at 10 AM.** This is Ontario Heritage’s 9th time holding the Cemetery Tour. Mr. Delman stated that they had 150 people attend last year’s event, and they are hoping for more this year.
2. **Update on 2018-19 CLG Grant Project.** The deadline for RFP submittals was today. Four highly qualified firms have submitted RFPs. Staff is currently going through the selection process. The selected consultant will be hired by November 1 and the project will close by September 30, 2019. Results will be brought forward to the commission. Staff will be preparing a National Register application for the ballpark as part of the grant.
3. **Update Euclid Avenue Street Tree planting for TCC.** Staff provided the HPSC with the recommended Euclid Avenue Street Tree planting for the TCC project.
4. **Update project status for the Bank of Italy Building.** Conceptual plans have been provided for a new user in the Bank of Italy Building. The building was mothballed under City

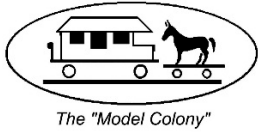
ownership, successfully preserving the building for a new user. Plans have not been formally submitted. A Certificate of Appropriateness would be required for the conceptual plan.

There being no further business, the meeting was adjourned at 6:11 PM by Mr. Willoughby.

Respectfully submitted,

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

Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

January 10, 2019

DECISION NO: HPSC

FILE NO: PHP18-035

DESCRIPTION: A City initiated request for a Tier Determination for 2 historic properties including: 115 West C Street (APN: 1048-565-02) and 123 West D Street (APN: 1048-566-02).

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for Tier Determinations of certain historic resources, File No. PHP18-035, 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 historic properties located within The Ontario Plan "TOP" Downtown Growth Area. The growth area boundaries are G Street to the north, Emporia Street to the south, Vine Avenue to the west, and Euclid Avenue to the east.

(2) Project Background: According to the Environmental Impact Report prepared for TOP, implementation of the Land Use Plan has the potential to threaten historic resources, especially those that are located within the Growth Areas. There are several TOP policies and regulations in the Ontario Development Code which support and encourage preservation of historic resources. The Ontario Development Code contains significance criteria and procedures for the designation of historic resources, such as Historic Landmarks, Historic Districts, Architectural Conservation Areas, and Automatic Designations. However, not all properties on the City's list of historic resources have been evaluated for significance. To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are required prior to approval with landmark designations, development plans, and/or specific plans. In an effort to identify significant historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

(3) Evaluation: A set of criteria, which is based on architecture and history, is used to determine the Tier recommendation. Tier I historic resources must meet at least one of the criterion within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determine eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record was completed for the historic properties included in the project and are attached to this Decision as Exhibit A.

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, 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 January 10, 2019, 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 historic resources included in the Project meet Tier criteria as identified in the attached Tier Determination records.

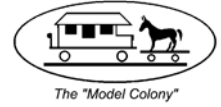
SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The 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 10th day of January 2019.

Richard Delman, Historic Preservation
Subcommittee Chairman

Exhibit A: Tier Determination Forms



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: 1/10/2019
Location: 115 West C Street
Historic Name: None
APN: 1048-565-02
Description:

Decision Date: 1/10/2019
File No.: PHP18-035
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Landmark & Contributor to a Proposed Downtown Historic District)



This 2,000 square-foot, one part commercial, brick building was constructed in 1936 to house the San Bernardino County Mutual Fire Insurance Company. It is rectangular in plan over a concrete foundation. Distinctive features include a flat roof, a decorative geometric patterned parapet, casement windows, and a lintel over a recessed entryway. There is a large window with fixed central sash between two outer casement windows next to entrance.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the Ontario Register and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the Ontario Register and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or

- Contributing structures in a Designated Historic District, or
 Eligible Historical Resources as defined in Section 7.01.010.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The storefront (north) facade consists of a recessed entranceway with one paneled door with upper glass, with paired side panels, and two small aluminum casement windows one facing east, and one facing west. Next to the recessed entranceway there is a large window with a fixed central sash in between two outer casement windows. There are presently no windows or doors along the west facade, however there is evidence that an entrance or windows have been bricked over. There is one aluminum framed window, a later modification that was once used for a drive-thru bank along the south facade. The east facade consists of three small vents under the parapet. Underneath the vents there is one window with a fixed central sash in between two outer casement windows, a plain door with one casement window with a transom on either side. Despite the alterations which are minor in nature, the building's integrity is moderate and contributes to the significance of the proposed historic district.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
- The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

This 20th century Vernacular commercial building appears to be eligible for nomination to the historic register as a contributor to a potential Downtown Historic District. Situated one block west of Euclid Avenue, this building contributed to the early commercial development of the city of Ontario. It retains the location, setting, design, and the overall feeling of the historic

TIER DETERMINATION CONT.
Location: 115 West C Street



commercial core of downtown Ontario. It was first built in 1936 to house the office buildings of the San Bernardino County Mutual Fire Insurance Company. In the 1980s and 90s this building was owned and used by Chino Valley Bank. Today it appears to be owned by Citizen's Business Bank.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, and 2003 Downtown Survey.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: January 10, 2019
Location: 123 West D Street (121 W. D St)
Historic Name: The Associated Telephone Company Building No. 2
APN: 1048-566-02
Description:

Decision Date: 1/10/2019
File No.: PHP18-035
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Landmark & Contributor to a Proposed Downtown Historic District)



The front façade of the 2-story building is arranged in 4 vertical parts, which include 3 windows and an aluminum-framed, glass double-door entrance. Each bay is separated by fluted square columns in the Art Deco style of architecture. The off-center entrance is recessed and is sheltered by portico. The roof is flat and the walls and bulkhead are finished with smooth plaster.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the Ontario Register and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the Ontario Register and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or

- Eligible Historical Resources as defined in Section 7.01.010.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

According to Sanborn Maps and newspaper articles, the building was constructed in 1936 for the Associated Telephone Company (the Ontario-Upland Exchange). Two additions were constructed at the rear and front of the building in 1949. A smaller addition was constructed in 1957 to the rear of the building. The additions doubled the size of the original building to approximately 5,200 square feet.

The most significant alteration was the addition constructed to the front of the building. It is unknown if the original façade is in extant. The alteration, however, was constructed in the Art Deco style and is compatible with the existing building. The alteration is almost undetectable and can be considered a sensitive and seamless addition. Because this alteration occurred during the period of significance (1920s-1940s) for Art Deco architectural styles, this alteration does not diminish the architectural value of the historic resource. The building's integrity is high and contributes to the significance of the proposed historic district.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
- The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

Ontario and Upland's telephone company occupied the building at 116 West Holt Blvd beginning in 1915. They remained there until the early 1930s and relocated operations to 114 West Holt Blvd. Over the years, the telephone company operation changed its named and merged with

other businesses several times. In 1928, the telephone company became the Associated Telephone Company, Ltd which expanded their operations. In 1936, the company moved to this location where the automated dial system modernized their operation to serve over 4,000 telephones locally. The Associated Telephone Company was the largest telephone company independent of the Bell System in the United States connecting over 183,000 telephones in southern California at the time. Their general offices were located in Santa Monica. The company moved from this location in 1977 to a new location further west on D Street.

Unlike many communities throughout the nation, Ontario fared better than most during the years of the Great Depression. Storefronts were occupied, and bank clearing had increased to nearly 1 million dollars over the previous year of 1933. Ontario leaders had taken swift action to take advantage of the Government Relief Acts of 1933. Nearly 800 people were employed earning \$50 per month to work on such projects as the construction of the Chaffy aeronautics building, gymnasium at Chaffey college/high school and other buildings on campus, and infrastructure improvements. Other critical construction projects that boosted the local economy include doubling the capacity of the San Antonio Orchard Co., John Galvin park and the Jay Littleton Ballpark, and the Associate Telephone Company.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, Dreamers and Dwellers, and 2003 Downtown Survey.



Circa 1940s