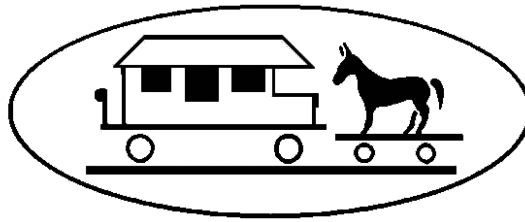


**Historic Ontario**



*The "Model Colony"*

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

**AGENDA**

**December 9, 2021**

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 VIA ZOOM.**

**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 November 10, 2021, approved as written.

Motion to Approve/Deny

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP21-015:**

A request for a Certificate of Appropriateness to demolish a Tier III historic resource (a 1,008 square-foot Craftsman single-family residence) to allow the construction of one industrial warehouse and office building totaling 174,603 square feet on 7.47 acres of land located at 1948 South Bon View Avenue, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an Environmental Impact Report (SCH# 2008101140) was certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1050-441-05, 1050-441-09, 1050-441-11 through -62, and 1050-441-73) submitted by Bon View Land 10, LLC & BV Investments 10, LLC as tenants-in-common.

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PHP21-015 (Certificate of Appropriateness)**

Motion to recommend Approval/Denial

**DISCUSSION ITEMS:**

1. Granada Theater
2. Fallis House

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 January 13, 2022.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **December 6, 2022**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

  
Administrative Assistant

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION  
(Presented to public via ZOOM)**

**Historic Preservation Subcommittee Special Meeting**

**Minutes**

**November 10, 2021**

**SPECIAL MEETING:** City Hall, 303 East B Street, Ontario, CA 91764  
Called to order via ZOOM, by Rick Gage, at 5:32pm

**BOARD MEMBERS PRESENT**

Nancy DeDiemar, Planning Commissioner  
Rick Gage, Planning Commissioner

**BOARD MEMBERS ABSENT**

Jim Willoughby, Chairman

**STAFF MEMBERS PRESENT**

Kimberly Ruddins, Sustainability Program Manager  
Elly Antuna, Associate Planner  
Robert Morales, Assistant Planner

**PUBLIC COMMENTS**

No one responded from the public.

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the October 14, 2021 meeting of the Historic Preservation Subcommittee as written was approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **HISTORIC RESOURCE ELIGIBILITY AND TIER DETERMINATION FOR FILE NOS. PHP21-017 AND PHP21-018:** A request to review and determine eligibility for listing on the Ontario Register of Historic Places (File No. PHP21-018) in conjunction with a Tier Determination (File No. PHP21-017)

review of a single-story, single-family residence constructed in the Craftsman style of architecture, located at 1948 South Bon View Avenue within the IL (Light Industrial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN:1050-441-05) **Submitted by Bon View Land 10, LLC & BV Investments 10, LLC.**

Robert Morales, Assistant Planner, presented the staff report for File Nos. PHP21-017 and PHP21-018.

Project Applicant, Luke Rutherford spoke on the application.

Motion to approve **File Nos. PHP21-017 and PHP21-018** was approved unanimously by those present (2-0).

- C. **ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP21-019:** A request to review and determine eligibility of an industrial building (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 541 East Emporia Street within the IL (Light Industrial) Zoning District. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1049-091-05 and 1049-091-06) **Submitted by Realstrong Investment LLC.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP21-019.

Project Applicant, Carrie Chasteen spoke on the application.

Motion to approve **File No. PHP21-019** was approved unanimously by those present (2-0).

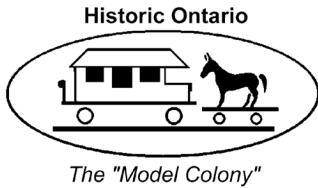
## **DISCUSSION ITEMS**

None

Respectfully submitted,



Elly Antuna  
Associate Planner



# Historic Preservation Subcommittee

December 9, 2021

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## DECISION NO:

FILE NO: PHP21-015

**DESCRIPTION:** A request for a Certificate of Appropriateness to demolish a 1,008 square-foot Craftsman-style single-family residence, a Tier III historic resource, to allow for the construction of one industrial warehouse building totaling 174,603 square feet on 7.47 acres of land located 1948 South Bon View Avenue, within the IL (Light Industrial) and IG (General Industrial) zoning districts (APN: 1050-441-05, 1050-441-09, 1050-441-11 through -62, and 1050-441-73); **submitted by Bon View Land 10, LLC & BV Investments 10, LLC**

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## PART I: BACKGROUND & ANALYSIS

BON VIEW LAND 10, LLC & BV INVESTMENTS 10, LLC, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP21-015, 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 7.47 acres of land located at 1948 South Bon View Avenue and includes a 4.70-acre common lot subdivision with 47 industrial condominium units and one 2.77-acre parcel of land as depicted in *Exhibit A: Project Location Map*, attached. The site is presently improved with a mix of land uses and building types which includes residential, commercial, and industrial. Historically, the area was used for residential and agriculture purposes until at least 1960, when the first commercial building was constructed on the site. Throughout the 1960s to the present day, the surrounding area has been predominately developed with industrial land uses.

On the southeast portion of the Project site is a one-story, single-family residence that was constructed in 1914 (est.) in the Craftsman style of architecture and is depicted on *Exhibit C: Site photographs*, attached. The building is 1,088 square feet in size and possesses character-defining features of the style of architecture, including a front-facing gable roof clad in horizontal wood siding, stone-clad in full façade porch with 4 square columns, a stoop constructed in stone, and the main entry door flanked with aluminum Chicago-style windows. A unique and distinguishing feature of the building is the stone-clad exterior. Alterations to the building include an enclosed porch addition at the rear and the replacement of wood-framed windows with aluminum. South of the residence is a detached garage that was constructed prior to 1980 to serve residential use.

West of the residence is an 'L'-shaped commercial building constructed during the 1960s, 2 industrial buildings, constructed after 1966 and before 1980, and an outdoor storage yard. North of the residence are 2 multi-tenant industrial buildings that were constructed after 1986, and the remainder of the property is undeveloped. Building locations are identified and labeled in *Exhibit B, Existing Site and Exhibit C, Site Photos*. Existing land uses and General Plan and zoning designations on and surrounding the Project site are as follows:

|              | <b>Existing Land Use</b>                                       | <b>General Plan Designation</b> | <b>Zoning Designation</b>                            |
|--------------|--|---------------------------------|--|
| <i>Site</i>  | Single-Family Residential /Industrial/ Office and Self-storage | Industrial (0.55 FAR)           | IL (Light Industrial)<br>IG (General Industrial)     |
| <i>North</i> | Industrial   | Industrial (0.55 FAR)           | IG (General Industrial)                              |
| <i>South</i> | Single-Family Residential/ Storage Yard                        | Industrial (0.55 FAR)           | IL (Light Industrial)                                |
| <i>East</i>  | Industrial   | Industrial (0.55 FAR)           | IL (Light Industrial)                                |
| <i>West</i>  | Industrial/ Storage Yard                                       | Industrial (0.55 FAR)           | IL (Light Industrial) and<br>IG (General Industrial) |

**(2) Project Description:** On September 1, 2021, the Applicant submitted a Development Plan, File No. PDEV21-030, to construct one industrial warehouse building totaling 174,603 square feet, and is depicted in *Exhibits D, Proposed Site Plan, and E, Proposed Elevations*, in conjunction with a Certificate of Appropriateness, File No. PHP21-015, to demolish a Craftsman-style single-family residence, a Tier III historic resource, and 4 industrial buildings, one commercial building, and one detached garage to facilitate development. The Applicant also submitted a request to change the zoning designation from IL (Light Industrial) to IG (General Industrial) to rectify the split zoning designation on the Project site and is depicted in *Exhibit F, Zone Change*. The Certificate of Appropriateness and Development Plan will require Planning/Historic Preservation Commission approval, and the Zone Change will require City Council approval.

**(3) Evaluation:** The Ontario Development Code establishes criteria for Tier I, Tier II, or Tier III historic resources, with Tier I and II being the most historically significant. 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 establishes a method to evaluate the impacts of their loss in the case of major modification or demolition. Major modification or demolition should not occur to 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.

Approval of a Certificate of Appropriateness for the demolition of historic resources, regardless of Tier Determination, and the new “replacement” project is required. On November 10, 2021, the Historic Preservation Subcommittee approved a Tier III Determination for the residence and determined all other buildings were not eligible for listing on the local register of historic resources, *Attachment “B”: Tier Determination*.

Preservation, rehabilitation (adaptive reuse), and relocation of the historic resource as alternatives to demolition were considered. Preserving and maintaining the historic resource on the site adjacent to the new industrial warehouse building is not suitable because the land uses are not compatible. Rehabilitation and adaptive reuse of the historic resource at its current location would render the new development as proposed infeasible. Relocation of the historic resource offsite may be a feasible but may not be practical due to the type of stone cladding material used on the residence. However, a condition of approval advertising and offering the residence at no cost for the relocation off site is required prior to issuance of a demolition permit. It is staff’s belief that the demolition of the Tier III historic residence and other buildings on site and construction of the industrial warehouse building is appropriate with conditions of approval and mitigation measures as attached.

## **PART II: RECITALS**

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) and was reviewed to determine possible environmental impacts; and

WHEREAS, on January 27, 2010, The Ontario Plan (TOP), File No. PGPA06-001 for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted by City Council, determining that demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR for which a Statement of Overriding Consideration was documented; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with TOP Environmental Impact Report (State Clearinghouse No. 2008101140), and this Application introduces no new significant environmental impacts; and

WHEREAS, on November 10, 2021, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP21-017) for the residence issuing Decision No. HPSC21-012; and

WHEREAS, Ontario Development Code Section 4.02.050 requires approval of a replacement structure or development plan by the City of Ontario prior to approval and issuance of a Certificate of Appropriateness for demolition; and

WHEREAS, on September 1, 2021, a Development Plan (File No. PDEV21-030) to construct a 174,603 square feet industrial warehouse and office was submitted in conjunction with the Project; 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 Historic Preservation Commission, on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the Project; and

WHEREAS, on December 9, 2021, the Historic Preservation Subcommittee 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 recommending 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 previous certified TOP Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous certified TOP Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous certified TOP Environmental Impact Report reflects the independent judgment of the City Council; 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 proposed demolition is necessary because all efforts to restore, rehabilitate, and/or relocate the resource have been exhausted.* Restoration nor



rehabilitation for adaptive reuse of the historic residential resource is feasible at site due to the proposed development and location within the IL (Light Industrial) and IG (General Industrial) zoning districts. Such preservation treatments would result in incompatibility of land uses and building types. However, relocation of historic resources may be possible under certain conditions. Prior to demolition, the Project conditions of approval (*as seen in Attachment "A"*) require advertisements be placed offering the home at no cost for those who can relocate the home off site; and

(2) *The proposed demolition is necessary because restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation.* The proposed industrial development at the project site is consistent with existing surrounding development and land use. Continuation of the residential use, which is considered a highly sensitive land use, in conjunction with the proposed industrial development would further intensify adverse impacts due to the incompatibility of land use. Rehabilitation of the residential building for a new industrial use is not practical because State Building Code requirements to ensure health and safety would result in extensive alterations of the residential home that has the potential to render to the resource not worthy of preservation; and

(3) *The proposed demolition is necessary because failure to demolish the resource would adversely affect or detract from the character of the District.* The project site is not located in a potential, proposed, or designated historic district. The surrounding properties are developed with industrial buildings and are not worthy of preservation; and

(4) *The resource proposed to be demolished has been assigned a Tier III designation.* The HPSC designated the single-family residence a Tier III historical resource on November 10, 2021, as included in *Attachment "B"* of this Decision.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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.

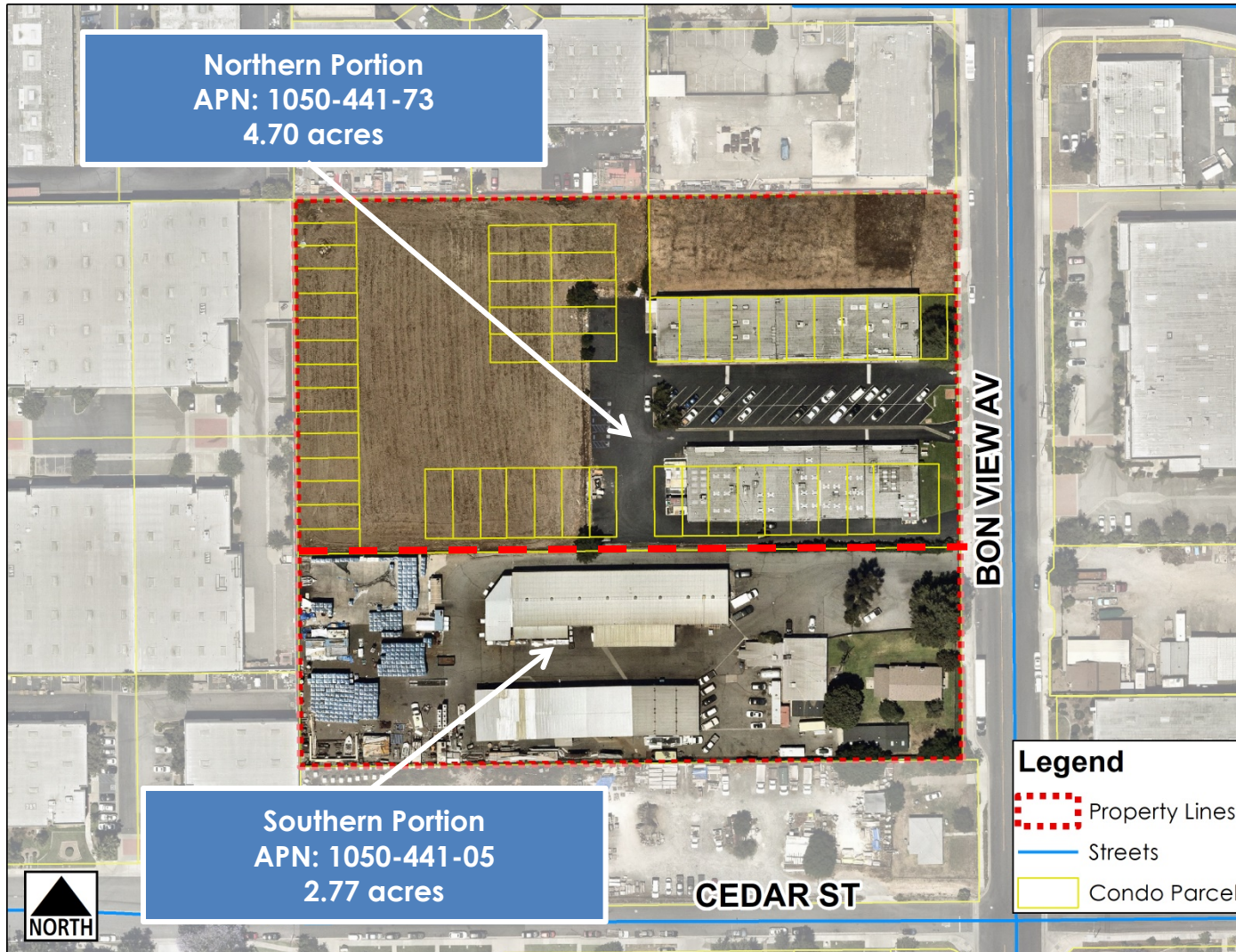
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APPROVED AND ADOPTED this 9th day of December 2021.

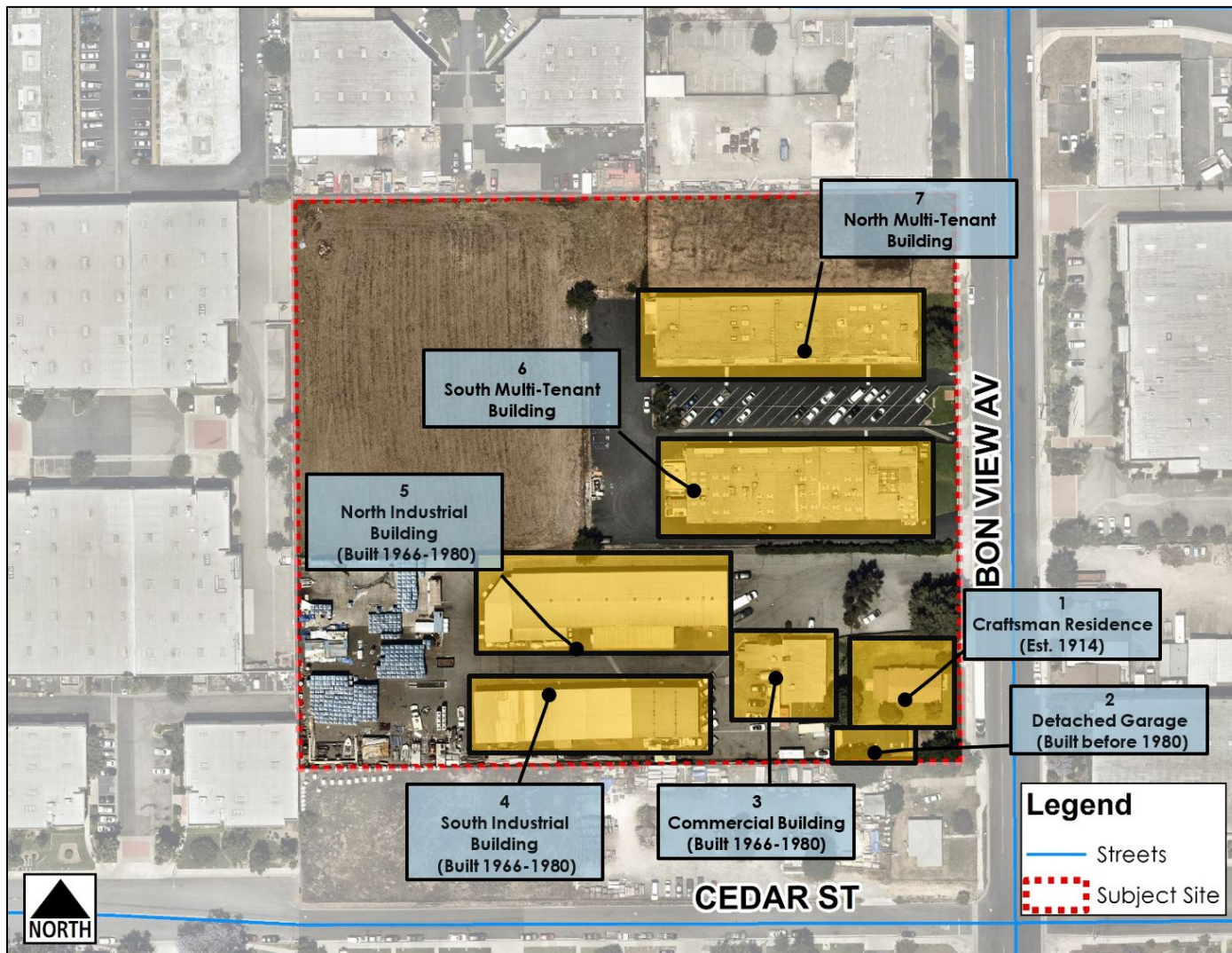
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Historic Preservation Subcommittee

**Exhibit A: Project Location**



**Exhibit B: Existing Site**



**Exhibit C: Site Photos**



Primary Façade – East Elevation



North Elevation



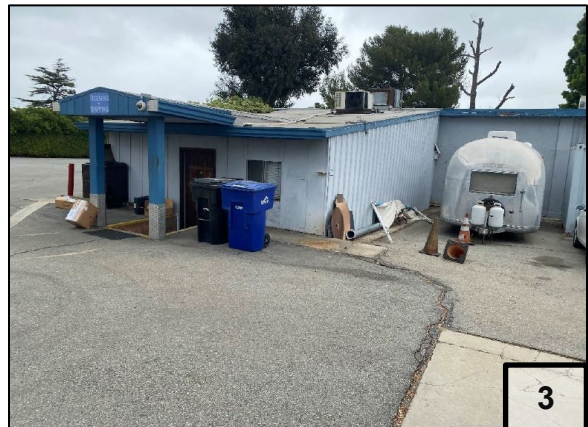
South Elevation



West Elevation



Detached Garage (Built before 1980)



Commercial Building (Built 1966-1980)



Southern Industrial Building (Built 1966-1980)



Northern Industrial Building (Built 1966-1980)

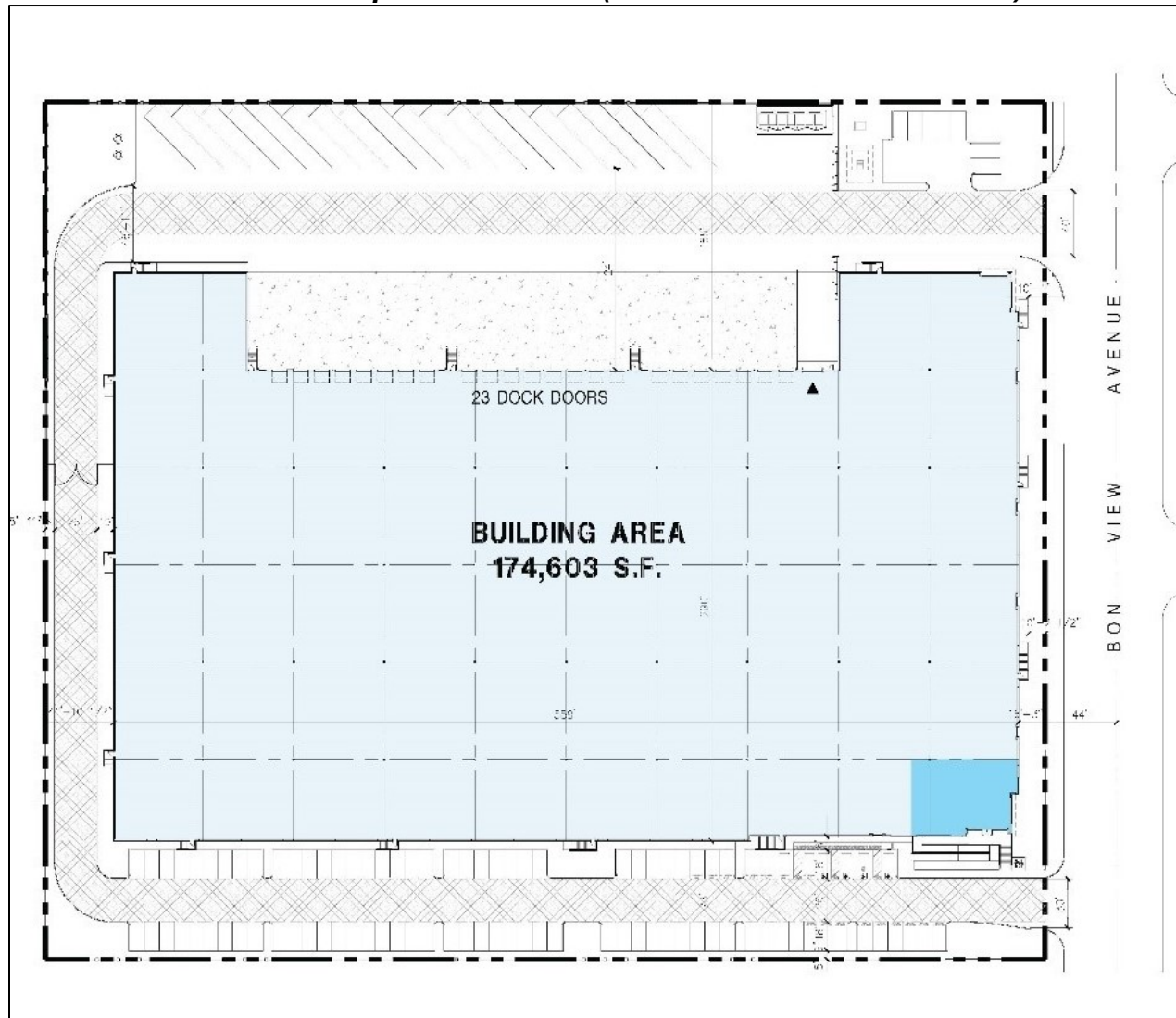


South Multi-Tenant Building  
Built 1986



North Multi-Tenant Building  
Built 1986

**Exhibit D: Proposed Site Plan (Related File No. PDEV21-030)**



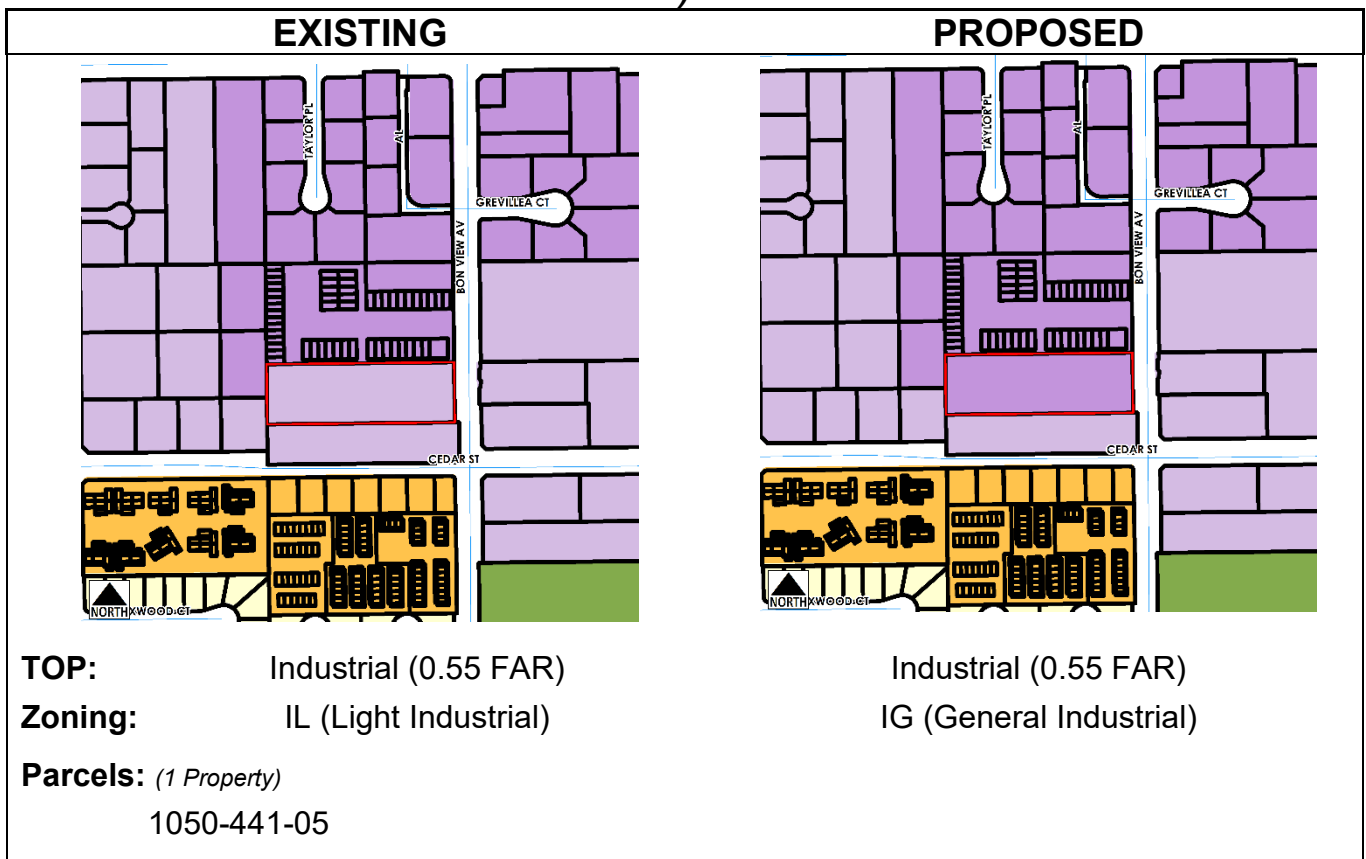
**Exhibit E: Proposed Elevation (Related File No. PDEV21-030)**





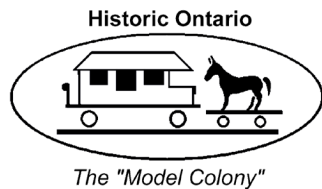
**Exhibit F: Zone Change (Related File No. PZC21-001)**

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**Attachment “A”**

**FILE NO. PHP21-015  
CONDITIONS OF APPROVAL**



# CERTIFICATE OF APPROPRIATENESS- DEMOLITION

## CONDITIONS OF APPROVAL/TOP EIR MITIGATION MEASURES

---

**Date:** December 9, 2021

**File No.:** PHP21-015 (Related File Nos. PDEV21-030 & PZC21-001)

**Location:** 132 feet north of Cedar Street and West of Bon View Avenue  
(APNs: 1050-441-05, 1050-441-09, 1050-441-11 through -62, and 1050-441-73)

**Prepared By:** Robert Morales, Assistant Planner

---

### **Description:**

A request for a Certificate of Appropriateness to demolish a Tier III historic resource (a 1008 square-foot Craftsman single-family residence) to allow the construction of one industrial warehouse and office building totaling 174,603 square feet on a 2.77-acre site located at 1948 South Bon View Avenue, within the IL (Light Industrial) zoning district.

### **Conditions:**

1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. Approval of this Application is contingent upon Planning Commission approval of related Development Plan, File No. PDEV21-030 and City Council approval of related Zone Change, File No. PZC21-001.
3. Prior to issuance of demolition building permit, every effort shall be made to relocate the home. The home shall be offered at no cost for those who can relocate the home off site. Advertisements notifying the public of the opportunity to relocate the home shall be placed for a minimum of 60 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 5 non-profit heritage organizations in writing of the home. A social media campaign including a dedicated web page with the home's information (description, square footage, photographs) and contact information should be incorporated into the home's advertisement.
4. Full documentation, including but not limited to as built drawing, historical narrative and HABS photographs, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning Department for subsequent release to the Ovitt Family Community Library, Model

**Conditions of Approval/TOP EIR Mitigation Measures**

**File No.: PHP21-015**

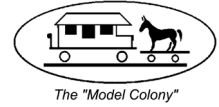
**December 9, 2021**

Colony History Room prior to issuance of any building permit, including demolition and grading.

5. A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition. For Tier III structures, this mitigation fee is equal to 10% of the price per square foot construction cost as established in the most current ICC Building Valuation Data.
6. A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to issuance of building permit.
7. The applicant shall obtain a building permit prior to any demolition, relocation, or construction.
8. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
9. Conditions of Approval table shall be reproduced onto all plans submitted for permits.

**Attachment “B”**

**TIER DETERMINATION**



# HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

## TIER DETERMINATION

**Date:** November 10, 2021

**Location:** 1948 South Bon View Avenue

**Historic Name:** None

**APN:** 1050-441-05

**Description:**

**Decision Date:** November 10, 2021

**Related Files:** PHP21-018

**Decision Making Body:** HPSC

**Tier Determination:** III

**Current Historic Status:** Eligible



The 1,008 square foot residence was constructed in 1914 (est.) in the Craftsman architectural style. The residence is located at the eastern end of the parcel, has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The door is flanked by aluminum Chicago-style windows with sliding sides and a central fixed light. Both windows also have bold concrete headers and wood.

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near the center of the façade has been boarded.

The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style aluminum. An end-wall chimney constructed with stone is located near the eastern end of the façade.

The western (rear) façade has an enclosed porch addition. There is thin horizontal wood clapboard and a square louver vent in the gable



and three triangular knee braces under the eave.



**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 City's List of Eligible Historical Resources 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 City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
  - A contributing structure in a 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 Craftsman style residence is a fine example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the wide-open eaves and exposed rafters, large gable style dormer, and wood framed hung, fixed, and its cladding of local stone makes its construction unique within the City. The residence retains its location, design, materials, workmanship, setting, feeling, and association therefore the integrity is high.

### 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:.

Research information on property was limited due to location of property and temporary closure of public offices. As such, no information was found to suggest that the identified previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property.

*Sources include Sapphos Environmental, Inc. 2021 Historic Resource Assessment*