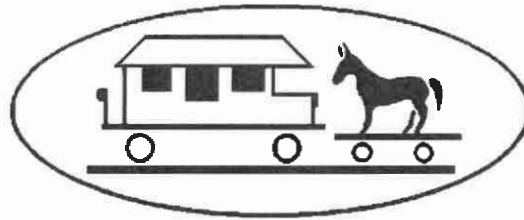


Historic Ontario



*The "Model Colony"*

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

**AGENDA**

**January 12, 2023**

**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 13, 2022, approved as written.

Motion to Approve/Deny

## **PUBLIC HEARING ITEMS**

- B. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP22-017:** A hearing to consider a request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 1010 North San Antonio Avenue within the LDR-5 (Low Density Residential—2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-022-34) **Submitted by Premier Asset Holdings.**

**1. CEQA Determination**

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

**2. File No. PHP22-017 (Eligibility Review)**

Motion to Approve/Deny

- C. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP22-018:** A hearing to consider a request to review and determine eligibility of 8 Eligible Historic Resources for listing on the Ontario Register of Historic Resources located at 904 E. D Street (APN: 1048-491-01), 500 N. Allyn Avenue (APN: 1048-421-02), 602 N. Allyn Avenue (APN: 1048-421-06), 606 N. Allyn Avenue (APN: 1048-421-07), 614 N. Allyn Avenue (APN: 1048-421-08), 618 N. Allyn Avenue (APN: 1048-421-09), 624 N. Allyn Avenue (APN: 1048-421-10), and 638 N. Allyn Avenue (APN: 1048-421-13) within the LDR-5 (Low Density Residential—2.1 to 5.0 DU/Acre) zoning district. 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. PHP22-018 (Eligibility Review)**

Motion to Approve/Deny

## **DISCUSSION ITEMS:**


- 1. Model Colony Award Nominations**
- 2. Project Updates – Downtown**

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 9, 2023.

I, Mayra A. Angulo, 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 9, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



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Office Specialist

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee Special Meeting**

**Minutes**

**October 13, 2022**

**REGULAR MEETING:** Called to order, by Rick Gage, at 5:30pm

**BOARD MEMBERS PRESENT**

Rick Gage, Chairman  
Nancy DeDiemar, Planning Commissioner  
Jim Willoughby, Planning Commissioner

**BOARD MEMBERS ABSENT**

**STAFF MEMBERS PRESENT**

Diane Ayala, Senior Planner  
Elly Antuna, Associate Planner  
Kimberly Ruddins, Sustainability Program Manager

**PUBLIC COMMENTS**

No one responded from the public.

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the July 14, 2022, meeting of the Historic Preservation Subcommittee as written were approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP22-011:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 4,379 square foot Prairie style single-family residence, a Contributor within the College Park Historic District, located at 119 East Princeton Street, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-531-31) **submitted by Rafael Marquez and Jacqueline Gonzalez. Historic Preservation Commission and City Council actions are required.**

Elly Antuna, Associate Planner presented the staff report for File No. PHP22-011.

Commissioner Gage recused himself. Motion recommending approval of File No. PHP22-011 to the Planning/Historical Preservation Commission was approved unanimously by those present (2-0).

- C. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-012:** A hearing to consider a Certificate of Appropriateness to construct a 2-story, 558-square-foot detached residential accessory structure to accommodate a private Artist's Studio/Workshop on 0.56-acre of land located at 328 East Princeton Street, a designated Local Landmark and a Contributor to the College Park Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. 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; (APN: 1047-543-09) submitted by Edward and Mary Rivas. **Planning /Historic Preservation Commission action is required.**

Elly Antuna, Associate Planner presented the staff report for File No. PHP22-011.

Motion recommending approval of File No. **PHP22-012** to the Planning/Historical Preservation Commission was approved unanimously by those present (3-0).

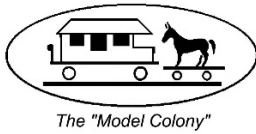
### **DISCUSSION ITEMS**

1. **Upcoming Training.** Ms. Antuna shared with the HPSC upcoming virtual training hosted by the California Preservation Foundation. The training is a Historic Preservation Bootcamp for Local Governments. The Planning Department will be streaming upcoming sessions for any of the Historic Preservation Commissioners that are able to attend. The next 2 trainings will be held on November 3 and November 10.
2. **115 S. Palm Update.** Ms. Antuna shared with the HPSC the progress of the exterior improvements for the Certificate of Appropriateness (File No. PHP22-009) that the HPSC approved in July 2022. The property owner has made considerable progress and the mural has been installed.

Respectfully submitted,



Elly Antuna  
Associate Planner



# Historic Preservation Subcommittee

January 12, 2023

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## DECISION NO.:

FILE NO.: PHP22-017

**DESCRIPTION:** A request to review and determine eligibility of a single-family residence for listing on the Ontario Register of Historic Resources as an Eligible Historic Resource located at 1010 North San Antonio Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-022-34); **submitted by Premier Asset Holdings.**

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## PART I: BACKGROUND & ANALYSIS

PREMIER ASSET HOLDINGS, (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. PHP22-017, 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 .27-acre of land located at 1010 North San Antonio Avenue and is depicted in *Exhibit A: Aerial Photographs*, attached. The project site is located in an established residential neighborhood and is developed with a 1,781 square foot one and a half story, single-family residence and a 722 square foot detached garage. The project site, originally a 10-acre farm lot, is a remnant of the City's original subdivision of land that occurred in 1882. The existing residence appears to have been constructed by 1900 and was surrounded by citrus groves until the "Post-War construction boom" of single-family residential development occurred during the 1940s and 1950s. The project site is not located within a designated, proposed, or potential historic district.

(2) **Background:** The property had fallen into disrepair and had been cited for numerous code violations. As a condition to the recent sale of the property, the new owners have entered into an agreement with the City to make repairs and resolve code violations. Plans to repair and bring the residence into compliance with current State Building Code have been submitted and are currently under staff review. As part of this request, the City of Ontario Development Code allows for the addition or removal of eligible or nominated historic resources from the Ontario Register upon evaluation by the Historic Preservation Subcommittee (HPSC). 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 Ontario 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 one and a half story single-family residence was constructed in the early 1900s (est.) and is depicted in *Exhibit B: Site Photographs*. The American Foursquare style residence is irregular in plan with a hipped roof covered in composition shingles, is clad in horizontal wood siding and sits on a raised foundation. The residence currently has a variation of window styles including multi-pane casement, louvre, sliding and hung. The west elevation features a shed roof dormer with a large sliding window and 2 hung windows. The north and south elevations each feature 2 gable roof dormers with casement windows. Windows are surrounded by wood trim and sills. Covered porches are visible along the north and west facades of the residence. The porches are enclosed with low walls covered in horizontal wood siding and a mix of windows including multiple-pane casement wood windows along the west elevation and louvre windows along the north elevation. The windows are temporarily covered with wood panels. The covered main entrance is accessed via concrete steps at the northwest corner of the residence. A detached garage is located north of the main residence and features a front facing gable roof and is clad with horizontal wood siding. Portions of the wood siding on the garage have been removed and exposed areas have been temporarily covered with sheets of plywood and metal.

**(4) Evaluation:** The main residence has had numerous alterations including the construction and enclosure of the front patio, construction of a second enclosed patio along the north and west elevations and alteration of a large dormer with a sliding window on the primary (west) façade. Historic aerials indicate the patios were constructed sometime between 1948 and 1959. According to building permit records and historic aerials, the detached garage was relocated from the south of the residence to its current location in 1951, a sun deck was constructed at the rear of the residence and the kitchen was remodeled in 1975, and a bathroom was added to the second story in 1995. A significant character-defining feature of the American Foursquare architectural style is the box shape, construction of the wraparound patio along the north and west elevations has significantly altered this feature and has rendered the residence devoid of any particular architectural style. Furthermore, no noticeably significant workmanship is present in the construction of the residence, nor is it associated with any significant architect or builder.

The site has also developed and changed drastically since the early 1900s when the residence was originally constructed. By the 1950s, most of the surrounding properties were subdivided and sold leaving the existing .27-acre project site. Today, the property does not have an agricultural use nor do any of the original trees remain.

Jacob and Clara Schwab acquired the property in 1899. Jacob Schwab was a well-known watch-maker and citrus rancher. A native of Switzerland, Mr. Schwab came to the United States in 1881 and to Ontario in 1889 when he purchased the orange grove and engaged in the citrus industry for many years. Other occupants of the home include Lucretia MacMillan and Ray Padrick. Evidence was not found indicating that any of the past occupants made any significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria for landmark or district

contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario 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, 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 12, 2023, 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. The eligibility review for listing on the Ontario Register of Historic Resources will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; 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) Modifications to the main residence including additions to the exterior such as construction of the enclosed patios along the north and west elevations, and the addition of a large, shed roof dormer on the primary façade indicate the residence is not an excellent example or notable representation of a particular architectural style. The



property no longer conveys a relationship to the agricultural history of the City as all the trees that once surrounded the property have been removed and replaced by single-family infill. Furthermore, research has failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria for landmark or district contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby determines that the property does not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code.

SECTION 4: The adoption of this Decision shall cause the Property to be removed from listing on the Ontario Register of Historic Resources.

SECTION 5: 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 6: 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 12<sup>th</sup> day of January 2023.

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Historic Preservation Subcommittee

**Exhibit A: Aerial Photographs**



***Exhibit B: Site Photographs***



***1984 Historic Resource Survey (view looking southeast)***



***March 2021***

***Exhibit B: Site Photographs Continued***



***View looking southeast November 2022***



***November 2022***

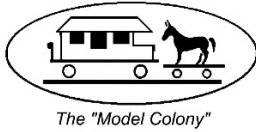
***Exhibit B: Site Photographs Continued***



***Rear – view looking west***



***Garage – view looking north***



# Historic Preservation Subcommittee

January 12, 2023

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## DECISION NO.:

FILE NO.: PHP22-018

**DESCRIPTION:** A request to review and determine eligibility of 8 Eligible Historic Resources for listing on the Ontario Register of Historic Resources located at 904 E. D Street (APN: 1048-491-01), 500 N. Allyn Avenue (APN: 1048-421-02), 602 N. Allyn Avenue (APN: 1048-421-06), 606 N. Allyn Avenue (APN: 1048-421-07), 614 N. Allyn Avenue (APN: 1048-421-08), 618 N. Allyn Avenue (APN: 1048-421-09), 624 N. Allyn Avenue (APN: 1048-421-10), and 638 N. Allyn Avenue (APN: 1048-421-13) within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district; **City initiated.**

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## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO has initiated a request to review 8 “Eligible” historic resources for listing on the Ontario Register of Historic Resources (Ontario Register), File No. PHP22-018, recommending removal of 3 properties and retention of 5 properties as described in the subject of this Decision (herein after referred to as "Application" or "Project").

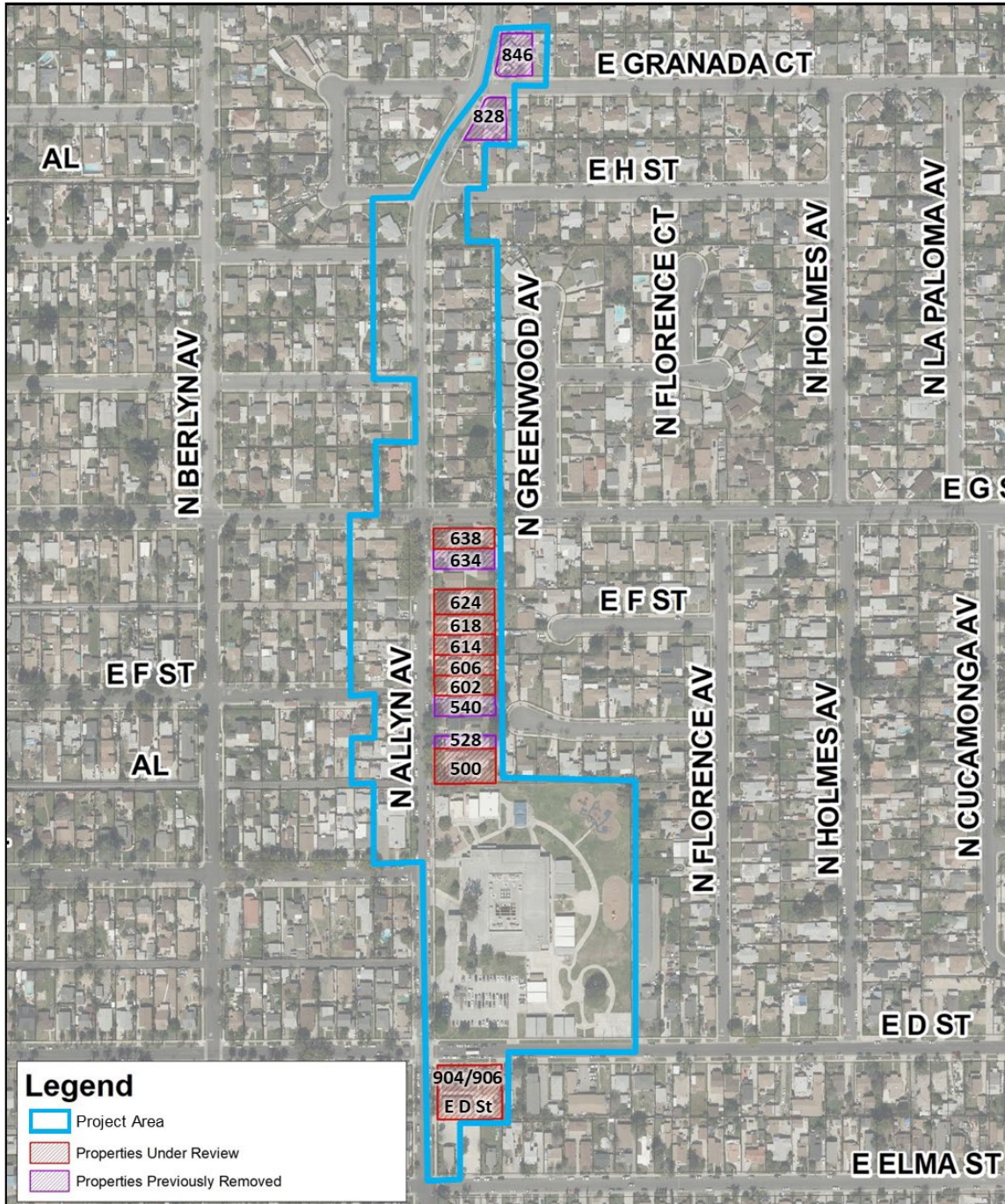
**(1) Background:** In September 2022, plans were submitted to construct an addition at 606 North Allyn Avenue, a property that is currently listed on the Ontario Register of Historic Resources as an “Eligible” historic resource. Upon review of the project, it was determined that due to extensive alterations, the property may no longer meet the criteria to be listed on the Ontario Register, initiating this evaluation. The surrounding properties on Allyn Avenue, north of East Elma Street and south of East Granada Court, were also evaluated to determine the potential for individual eligibility and a future historic district.

Within the Project area, 13 properties had been listed on the Ontario Register as Eligible for designation and are depicted in *Figure 1: Project Area*. Since 2003, 5 of the 13 properties have been evaluated for historic significance. These properties were determined ineligible for designation and have been removed from the Ontario Register, the most recent removals occurring in 2007. The remaining 8 “Eligible” properties are now being evaluated with this Application.

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)

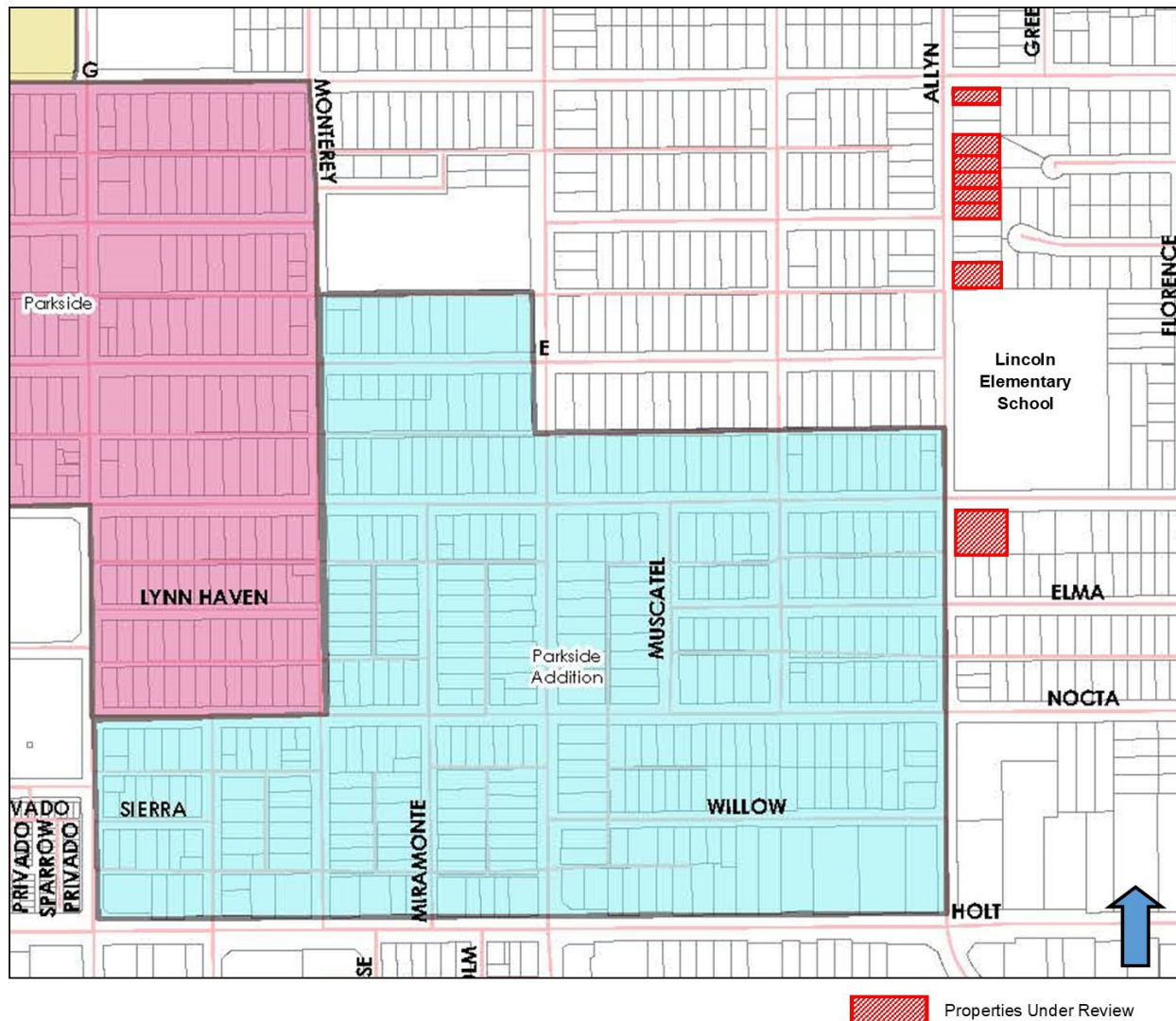
of the Ontario Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

Figure 1: Project Area



(2) **Project Setting:** The Project area consists of 8 historic “Eligible” properties and are in a well-established single-family neighborhood with homes having been constructed during the 1920s and the 1950s, churches and an elementary school (Lincoln Elementary School). Many of the single-family residences have been significantly altered over the years. The Project area is not located within a designated, proposed, or potential historic district. Furthermore, a survey of the neighborhood does not indicate the potential for a designated local historic district. The Project area is, however, near the “Potential” Parkside Addition Historic District which includes a portion of the properties on the west side of Allyn Avenue south of D Street and north of Holt Boulevard. *Figure 2: Parkside Addition Historic District* has been included for location reference.

**Figure 2: Parkside Addition Historic District**





**(3) Methodology:** The 8 “Eligible” historic properties included in the Project area were evaluated for listing on the Ontario Register utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. When evaluating the subject properties, both significance and integrity are considered for each individual property. Those properties that meet the significance criteria and have moderate or high integrity shall be retained on the Ontario Register, while those that do not meet the significance criteria or have low integrity should be removed from the Ontario Register. Removal of character-defining features, inappropriate additions or alterations, and changes in the original historic setting all reduce the overall integrity. Properties located within the Project area that do not have a historic status were also reviewed to determine if a survey was warranted. Based on reconnaissance level evaluation, intensive level surveys were not justified at this time.

**(4) Properties Recommended for Removal:**

**(a) 500 North Allyn Avenue (APN: 1048-421-02):** The one-story, single-family residence was constructed in for T.C. Hardy in 1916, according to a city directory search. The residence was built in the Colonial Revival style of architecture and is depicted in *Figure 3: 500 North Allyn Avenue*. The residence was part of a larger dairy property with multiple accessory buildings and a smaller residence to the north. The property was later subdivided, and all dairy related accessory structures were demolished. The residence to the north remains on a separate parcel at 528 North Allyn Avenue and is not a part of this review. The residence is rectangular in plan and features a moderate pitch, side facing gable roof covered in composition shingles and a full width front porch supported by 4 large columns. The residence is clad in stucco and features vinyl sliding windows with simulated divided lights. An oversized detached garage constructed in 1992 is located at the northeast corner of the site.



*Figure 3: 500 North Allyn Avenue*



*Figure 4: 1984 Building Survey*

The 1984 building survey (*Figure 4: 1984 Building Survey*) indicates that the residence originally featured horizontal wood siding, exposed rafter tails, multipaned over solid hung windows surrounded by wide wood trim and a wide multipaned front door with an arched sunburst window above. A shed style dormer was once visible on the primary façade and has been removed. Building permit records indicate a portion of the garage was converted into a recreation room in 1995 and a carport was added to the southeast corner of the garage. In 2018, a permit was issued for interior alterations and a laundry room addition.

The permitted and unpermitted alterations have removed significant character-defining features and the residence no longer conveys an association with any particular architectural style.

**(b) 614 North Allyn Avenue (APN: 1048-421-08):** This one-story, single-family residence was constructed in 1924 (est.) in the Colonial Revival style of architecture and is depicted in *Figure 5: 614 North Allyn Avenue*. The first recorded occupants of the residence were Thors and Bertha Hardy. Other occupants include Benjamine and Laura Kronke, Jane Bridge, Chas and Bertha Derr and Oscar and Wilma Smith. The residence is L-shaped in plan and features a moderate pitch, side facing hipped-gable roof covered in composition shingles with exposed rafter tails. The centrally located entrance is covered with a small, hipped-gable roof supported by 2 columns. The residence is clad in horizontal aluminum siding, features vinyl sliding windows with simulated divided lights, a Hollywood style driveway leads to the rear of the property. Building permit records and early photographs indicate that the residence was originally clad in narrow, horizontal wood siding but was covered with aluminum siding in 1974. The 1984 building survey (*Figure 6: 1984 Building Survey*) shows that the residence originally featured wood framed hung and fixed windows, these have been replaced with vinyl slider windows. The alterations have removed significant character-defining features and the residence no longer conveys an association with any particular architectural style.



*Figure 5: 614 North Allyn Avenue*



*Figure 6: 1984 Building Survey*

**(c) 606 North Allyn Avenue (APN: 1048-421-07):** This one-story, single-family residence was constructed in 1924 in the Colonial Revival architectural style and is depicted in *Figure 7: 606 North Allyn Avenue*. The property was originally part of a chicken ranch operated by Leslie C. Martin, a poultry breeder. The residence was once square in plan and features a side-facing gable roof covered in composition shingles with exposed rafter tails, is clad in stucco, features vinyl sliding windows with simulated divided lights and a slightly off-center covered entrance supported by two columns. A single car detached garage is located at the southeast corner of the property. An addition was constructed at the southeast corner of the residence in 1925 and another addition was constructed in 1991, creating an L-shaped plan. The 1984 building survey (*Figure 8: 1984 Building Survey*) indicates that



*Figure 7: 606 North Allyn Avenue*

the residence originally featured horizontal wood siding and hung and fixed windows surrounded by wide wood trim. The alterations have removed significant character-defining features and the residence no longer conveys an association with any particular architectural style.

**(5) Properties Recommended for Retention:**

**(a) 904 and 906 East D Street (APN: 1048-491-01):**

The property at 904 and 906 East D Street contains 4 separate buildings. The property is included in this evaluation because 2 of those buildings front Allyn Avenue. The earliest building on the site was a Craftsman Bungalow residence. The Craftsman Bungalow is a single-family residence (906 East D Street) located at the northeast corner of the site and depicted in *Figure 9: 906 East D Street*. A City directory search indicates the residence and a detached accessory structure to the south were constructed in 1922. The first recorded occupant of the home was Otto Klockenteger, a mechanic. The one-story Craftsman Bungalow is rectangular in plan, features a low-pitched front-facing gable roof with triangular braces at the gable ends and sits on a raised foundation. The residence is clad in horizontal wood siding along the base, wood shingles on the upper half and gable ends, and has a full width front porch supported by 4 square columns. The residence features a central entry door flanked by 2 large, fixed windows with multi-paned transoms and wood trim and sills. The remaining windows on the secondary facades have been replaced with sliding vinyl windows. Building permit records indicate a 200 square foot addition to the garage was constructed in 1954, in 1991, the garage was converted to a guest house and storage area. The residence is, otherwise, largely unaltered and remains an excellent example of the style. The replacement of windows on the secondary facades reduces the integrity from high to moderate, however this alteration is easily reversible.



*Figure 8: 1984 Building Survey*



*Figure 9: 906 East D Street*



*Figure 10: 904 East D Street - Church*



*Figure 11: 906 East D Street – Educational Building*

The “Eligible” historic status is assigned to the single-family residence at 906 East D Street and does not include the church sanctuary (*Figure 10: 904 East D Street – Church*) and educational building (*Figure 11: 904 East D Street – Educational Building*) addressed to 904 East D Street. The educational building at the southwest corner of the site was designed by W. Nugent and constructed in 1941 for First Southern Baptist Church. This building was used as a church until the new sanctuary building designed in the modern style by Knecht, Garrison and Tait Architects was constructed in 1959 at the northwest corner of the site. The two-story educational building is rectangular in plan, features a double front facing gable roof, is clad in stucco and features a mix of hung and sliding vinyl windows, with primary access via a pair of wood paneled doors facing Allyn Avenue to the west. The church sanctuary building is rectangular in plan, features an A-frame roof and stained-glass windows over the main entrance on the west façade. The north and west facades of the building each feature 5 sets of 3 stained glass windows separated by aluminum mullions. A brick façade extends the full length of, and connects, the western facades of the buildings. A preliminary review of the church sanctuary and education buildings did not indicate a need to prepare an intensive level survey of the church buildings at this time, however the buildings may acquire significance to be evaluated at a later date.

**(b) 602 North Allyn Avenue  
(APN: 1048-421-06):**

The one-story, single-family residence was constructed in 1924 (est.). The residence was built in the early Vernacular Ranch architectural style and is depicted in *Figure 7: 602 North Allyn Avenue*. The City directories indicate that Legster, a fruit packer, and Marjorie Dodd were the first recorded occupants of the home. The residence is rectangular in plan and features a low pitch, hipped-gable roof covered in composition shingles, is clad in narrow, horizontal wood siding, and features an off-center covered entrance flanked by a pair of hung wood windows. The front door is covered by a metal screen. The residence features a mix of solid and multi-pane wood windows with wide wood trim and sills. The southwest corner of the residence features a pair of triple windows covered by boxed in aluminum awnings. The residence is largely unaltered and remains a good example of the small, early Vernacular Ranch bungalows that were constructed during the early 1920s.



*Figure 7: 602 North Allyn Avenue*



*Figure 8: 1984 Building Survey*

**(c) 618 North Allyn Avenue (APN: 1048-421-09):** This one-story single-family residence was constructed in 1926 in the Mediterranean Revival architectural style and is depicted in *Figure 9: 618 North Allyn Avenue*. J. C. Roberts was the first recorded occupant of the home and lived there until 1934. The residence is square in plan, is clad in stucco and features a flat roof with capped parapet walls. The arcade entryway features arched openings and a peaked parapet wall over the arched entryway. The entrance is flanked by pairs of hung, vinyl windows on each side. The remainder of the home features hung vinyl windows with wide vinyl trim. A Hollywood style driveway leads to a detached garage at the southeast corner of the property. The 1984 building survey (*Figure 10: 1984 Building Survey*) indicates the windows, trim and sills were originally wood, however the new windows match the original in size and style and do not negatively impact the historic character of the residence. The residence is otherwise unaltered and remains a good example of the Mediterranean Revival architectural style.



*Figure 9: 618 North Allyn Avenue*



*Figure 10: 1984 Building Survey*

**(d) 624 North Allyn Avenue (APN: 1048-421-10):** This one-story, single-family residence was constructed for Dwight Waters, a nursery man, in 1924 (est.) in the Colonial Revival architectural style and is depicted in *Figure 15: 624 North Allyn Avenue*. The residence is square in plan and features a side-facing gable roof covered in composition shingles with exposed rafter tails, is clad in asbestos shingle siding and features wood framed hung multipaned over solid windows with wood trim and sills, and an off-center covered entrance with a curved soffit supported by two columns on the primary facade. Metal awnings cover the main entryway and 2 sets of windows on the primary façade. The remaining elevations continue the elements featured on the primary façade including hung windows surrounded by wood trim and asbestos shingle siding. A detached, single car garage is located at the rear of the property.



*Figure 15: 624 North Allyn Avenue*



*Figure 16: 1984 Building Survey*

The 1984 building survey (*Figure 16: 1984 Building Survey*) indicates a carport was constructed at the north elevation of the main residence, this was a later addition and has since been removed. The asbestos shingle siding is also likely a later addition, this material was not typical on residential buildings in Ontario during this time period. The detached garage displayed narrow, horizontal wood siding in 2018 but is now clad in wide, horizontal fiber cement siding. The residence is otherwise unaltered and remains a good example of the Colonial Revival architectural style.

**(e) 638 North Allyn Avenue (APN: 1048-421-13):** This one-story single-family residence was constructed in the Craftsman Bungalow architectural style in 1924 (est.) and is depicted in *Figure 17: 638 North Allyn Avenue*. The residence is U-shaped in plan and features a cross-gabled roof with wide overhanging eaves and triangular braces. The off-center entrance is covered with a front-facing gable porch roof supported by two columns that partially extends across the primary facade. The gable ends feature vertical wood slat covered vents. The single wood framed entry door is covered with a metal security door. There are 2 pairs of wood sash hung windows and one large, fixed window with wide wood trim that are asymmetrically placed on each side of the door. The walls are clad in horizontal wood siding and the building sits on a raised foundation. The remaining elevations continue the elements featured on the primary façade including horizontal wood siding, wood frame windows, wide overhanging eaves and triangular braces. A one room addition was constructed in 1924 and continues the elements featured on the main residence including horizontal wood siding and wood frame windows. This residence is largely unaltered and retains all the original character-defining features, making it an excellent example of the Craftsman Bungalow architectural style.



*Figure 17: 638 North Allyn Avenue*



*Figure 18: 1984 Building Survey*

**(6) Evaluation:** The properties at 500 North Allyn Avenue, 606 North Allyn Avenue and 614 North Allyn Avenue have had numerous alterations including replacement of original siding, window changeouts and modifications to original openings, reducing their overall integrity to low. The vernacular construction and alterations have rendered the residences devoid of any particular architectural style. Furthermore, no noticeably significant workmanship is present in the construction of the residences, nor are they associated with any significant architect or builder. Additionally, evidence was not found indicating that any of the recorded owners or occupants made significant contribution to the history of the City, State or Nation. Therefore, the properties do not

meet the landmark designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code.

The buildings at 904/906 East D Street, 602 North Allyn Avenue, 618 North Allyn Avenue, 624 North Allyn Avenue and 638 North Allyn Avenue are all good or excellent examples of their respective styles and have moderate integrity. The residences are largely unaltered and have retained a majority of their character-defining features, including exterior siding material, window styles, and window and door trim. These 5 properties still meet the landmark designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario 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, 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 12, 2023, 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. The eligibility review for listing on the Ontario Register of Historic Resources will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; 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) Modifications to the residences at 500 North Allyn Avenue, 606 North Allyn Avenue and 614 North Allyn Avenue including replacement of original siding, window changeouts and modifications to original openings, reducing their overall integrity to low. The vernacular construction and alterations have rendered the residences devoid of any particular architectural style. Furthermore, no noticeably significant workmanship is present in the construction of the residences, nor are they associated with any significant architect or builder. Additionally, evidence was not found indicating that any of the recorded owners or occupants made significant contribution to the history of the City, State or Nation. Therefore, the properties do not meet the designation criteria for landmark or district contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code; and

(2) The buildings at 904/906 East D Street, 602 North Allyn Avenue, 618 North Allyn Avenue, 624 North Allyn Avenue and 638 North Allyn Avenue are all good or excellent examples of their respective styles and have moderate integrity. The residences are largely unaltered and have retained a majority of their character-defining features, including exterior siding material, window styles, and window and door trim. These 5 properties still meet the landmark 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 determines that the properties located at 500 North Allyn Avenue, 606 North Allyn Avenue and 614 North Allyn Avenue do not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 4: The adoption of this Decision shall cause the Properties at 500 North Allyn Avenue, 606 North Allyn Avenue and 614 North Allyn Avenue to be removed from listing on the Ontario Register of Historic Resources.

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 12<sup>th</sup> day of January 2023.

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Historic Preservation Subcommittee