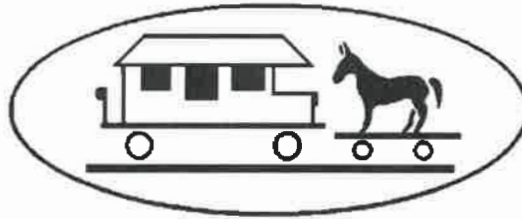


## Historic Ontario



*The "Model Colony"*

# CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION SUBCOMMITTEE

## AGENDA

**November 13, 2024**

**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 09, 2024, approved as written.

Motion to Approve/Deny

**PUBLIC HEARING ITEMS**

- B. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP24-009:** 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 901 West Sixth Street within the RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1008-481-13) **Submitted by Cindy Hsin Yi Liu and Hsuan-Jung S Lin.**

**DISCUSSION ITEMS:**

1. **Ontario Heritage update**
2. **HP Waiver applications**

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 December 11, 2024.

I, Angie Alvarez Cruz, 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 **November 08, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Office Specialist

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee Meeting**

**Minutes**

**October 9, 2024**

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

**BOARD MEMBERS PRESENT**

Rick Gage, Chairman  
Nancy DeDiemar, Planning Commissioner  
Ken Dean, Planning Commissioner

**BOARD MEMBERS ABSENT**

None

**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:** Approval of the Historic Preservation Subcommittee minutes for August 14, 2024, were approved as written.

**PUBLIC HEARING ITEMS**

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-003:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,980 square foot Victorian style single-family residence, a Contributor to the Villa Historic District, located at 314 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to

Section 21065 of the CEQA Guidelines. (APN: 1048-262-25) **submitted by Kali Rose Heitholt and Christopher Ordaz. Historic Preservation Commission and City Council actions are required.**

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-008**: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,408 square foot Craftsman Bungalow style single-family residence, a Contributor to the El Morado Court District, located at 208 East El Morado Court, 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: 1048-243-02) **submitted by Daniel Gillis. Historic Preservation Commission and City Council actions are required.**

Elly Antuna, Associate Planner, presented the staff reports for File Nos. PHP24-003 and PHP24-008.

### **PUBLIC TESTIMONY**

None

### **HISTORIC PRESERVATION SUBCOMMITTEE ACTION**

Motion to recommend the Historic Preservation Commission recommend the City Council approve **File Nos. PHP24-003 and PHP24-008** was approved unanimously by those present (3-0).

## **DISCUSSION ITEMS**

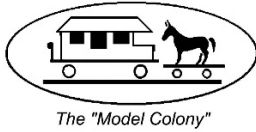
### **1. Jay Littleton Ballpark**

Staff shared with the Historic Preservation Subcommittee photographs and drone footage that was taken to document the fire damage at Jay Littleton Ballpark. Staff shared that the intent is to use the footage in a short video to document the history of the ballpark.

Respectfully submitted,



Elly Antuna  
Associate Planner



# Historic Preservation Subcommittee

November 13, 2024

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## DECISION NO.:

FILE NO.: PHP24-009

**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 901 West Sixth Street within the RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) zoning district. (APN: 1008-481-13); **submitted by Cindy Hsin Yi Liu and Hsuan-Jung S Lin.**

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## PART I: BACKGROUND & ANALYSIS

CINDY HSIN YI LIU AND HSUAN-JUNG S LIN, (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. PHP24-009, 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 .33-acre of land located at 901 West Sixth Street and is depicted in *Exhibit A: Aerial Photographs*, attached. The project site is located in an established residential neighborhood and is developed with a 1,698 square foot one-story, single-family residence and a 637 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 site is bordered by single-family residential to the west, south and east and Redeemer Lutheran Church and School to the north. The area northwest of the project site begins to transition to commercial. The project site is not located within a designated, proposed, or potential historic district.

(2) **Background:** As part of this request, the 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 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 Development Code.

**(3) Architectural Description:** The one-story single-family residence was constructed in the early 1900s (est.) and is depicted in *Exhibit B: Site Photographs*. The Vernacular style residence is rectangular in plan with a hipped roof covered in composition shingles, is clad in asbestos siding and sits on a raised foundation. The residence features vinyl hung, and slider windows surrounded by wood trim and sills. The centrally located entrance is accessed from a partial front porch supported by two simple wood posts. A brick chimney is visible on the west elevation. A detached garage is located south of the main residence and features a hipped roof and is clad with horizontal fiber cement siding.

**(4) Evaluation:** The property has had numerous alterations, including changeout of wood frame hung windows with vinyl slider and hung windows, covering of the original siding of the residence with asbestos shingles and alterations to the front porch's posts and flooring. The residence is devoid of any features associated with a recognized 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 and setting 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 .33-acre project site. Historic aerials indicate all surrounding citrus groves were replaced by single-family residential by 1964 and beginning in 1966, commercial development began to occur north and northwest of the project site. In 1961 a barn located at the rear of the property was demolished and in 2006 a new garage was constructed at the southeast corner of the site. Today, the property does not have an agricultural use nor do any of the original trees remain.

The earliest recorded owners associated with the site are Elwin and Cassie Magill. Elwin Magill was an orange grower and Mrs. Cassie Magill was a charter member of the Shakespeare Club of Ontario. Other occupants of the home include Bruce Teget and Claude and Ruth Layman. 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 November 13, 2024, 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.

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 changeout of wood frame hung windows with vinyl slider and hung windows, covering of the original siding of the residence with asbestos shingles and alterations to the front porch’s posts and flooring 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 and agricultural buildings that once surrounded the property have been removed and replaced by single-family infill and commercial development. 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 13<sup>th</sup> day of November 2024.

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Historic Preservation Subcommittee



**Exhibit A: Aerial Photographs**



***Exhibit B: Site Photographs***



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



***2024 (view looking southwest)***

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



***View looking south***



***View looking southeast***