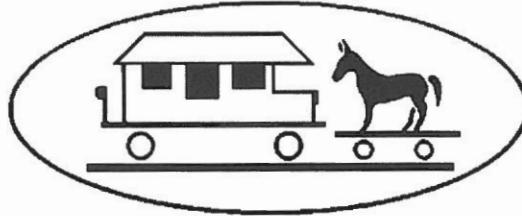


Historic Ontario



*The "Model Colony"*

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

**AGENDA**

**November 10, 2016**

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

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

**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, 2016, approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ELIGIBILITY LIST FOR FILE NO. PHP16-005**: A request to remove a single family residence, located at 1027 North Campus Avenue, from the Ontario Register. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-093-15). **Submitted by: Fabiola Talamantes.**

1. **CEQA Determination**

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

2. **File No. PHP16-005** (Removal from Ontario Register)

Motion to Approve/Deny

## DISCUSSION ITEMS:

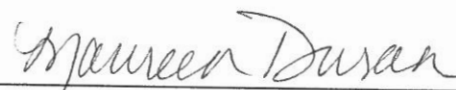
1. **Claremont Modern Presentation**

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 8, 2016.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **November 7, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee**

**Minutes**

**October 13, 2016**

**REGULAR MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Richard Delman, Subcommittee Chairman, at 5:45 pm

**BOARD MEMBERS PRESENT**

Richard Delman, Chairman  
Robert Gregerok, Planning Commissioner

**BOARD MEMBERS ABSENT**

Jim Willoughby, Planning Commissioner

**STAFF MEMBERS PRESENT**

Diane Ayala, Senior Planner  
Elly Antuna, Assistant Planner

**PUBLIC COMMENTS**

There were no members of the public present.

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the August 11, 2016 meeting of the Historic Preservation Subcommittee was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-012:** A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1458 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-352-14);

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-012. Ms. Antuna discussed the improvements proposed for the contract and the estimated savings that the property owner would receive.

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-013:** A Mills Act Contract for a 1,398 square foot Early Post-War Tract style residential building, a Contributor within the designated College Park Historic District, located at 224 East Princeton Street, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-541-12).

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-013. Ms. Antuna discussed the improvements proposed for the contract and the estimated savings that the property owner would receive.

- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-014:** A Mills Act Contract for a 2,079 square foot American Foursquare style residential building, Local Landmark No. 47 and a Contributor within the designated Euclid Avenue Historic District, located at 951 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-043-08).

Applicant has withdrawn this application. No action required.

- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-015:** A Mills Act Contract for a 2,176 square foot Mediterranean Revival style residential building, a Contributor within the designated Rosewood Court Historic District, located at 403 East Rosewood Court, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-063-17).

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-015. Ms. Antuna discussed the improvements proposed for the contract and the estimated savings that the property owner would receive. Ms. Antuna stated that the Mills Act assessment would only be for the original portion of the house, the addition constructed at the rear would not receive the benefit of the Mills Act assessment.

Mr. Delman closed the public hearing.

Motion to approve File Nos. PHP16-012, PHP16-013 and PHP16-015 was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (2-0).

## **DISCUSSION ITEMS**

1. Claremont Modern Presentation

Continued to next meeting

2. Driveways

Diane Ayala, Senior Planner, discussed with the HPSC a recent issue that has been occurring in both historic and non-historic neighborhoods. Ms. Ayala stated that more frequently, residential property owners are widening their driveways beyond what is allowed per the Development Code. Currently, a waiver or Certificate of Appropriateness is required for any alteration to an historic resource, which includes landscaping and driveway alterations. Ms. Ayala stated that widening driveways in historic neighborhoods with historically narrow driveways has the potential to impact the historic character of the neighborhood.

Mr. Delman and Mr. Gregerok stated that they would like to take this information to the full Planning Commission for discussion.

3. A1 Block

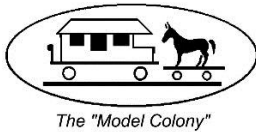
Ms. Ayala shared with the HPSC that the City took ownership of the A1 block which includes the Yangtze Building. Ms. Ayala stated that staff toured the building and noted that the 2<sup>nd</sup> and 3<sup>rd</sup> floors were relatively unaltered but that the ceiling tin, electrical and plumbing appears to have been removed.

There being no further business, the meeting was adjourned at 6:38 pm.

Respectfully submitted,



Elly Antuna  
Assistant Planner



# Historic Preservation Subcommittee

November 10, 2016

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## DECISION NO.:

FILE NO.: PHP16-005

**DESCRIPTION:** A request to remove a single family residence, located at 1027 North Campus Avenue, from the Ontario Register. (APN: 1048-093-15); **submitted by Fabiola Talamantes.**

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## PART I: BACKGROUND & ANALYSIS

FABIOLA TALAMANTES, (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. PHP16-005, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of 0.156 acres of land located at 1027 North Campus Avenue, and is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is not within an existing or proposed historic district.

**(2) Architectural Description:** The one story, single family residence was constructed in 1924 according to a City Directory search. The residence was built in the Craftsman Bungalow style of architecture and is depicted in *Exhibit B: Site Photographs*. The 911 square foot house is rectangular in plan, has a regular front gabled roof covered in composition shingles and is clad in stucco. The front façade has two large windows which flank the central single door entry. The entry is covered by a secondary gable with exposed rafters over a concrete porch and is supported by two wood columns with decorative knee braces. The windows appear to be vinyl framed sliders. There is also a detached 2-car garage covered in wide horizontal wood siding. Sanborn maps indicate the detached garage structure has been present since at least 1928. In 1929, a permit was issued to add 2 rooms to the existing dwelling. The residence has undergone extensive alterations and the architectural integrity is low.

**Evaluation:** Based on the 1984 Citywide Survey, the residence was once a good example of the Craftsman Bungalow style of architecture, and is depicted in *Exhibit C: Citywide Survey*. In 1984, the residence featured exposed rafter tails, a stucco exterior finish, a simple front door with a small rectangular window and wood-framed hung and casement windows with decorative wood trim. The garage had horizontal wood siding with a carriage style door.

The front door of the residence has been replaced with a simple door that features a small arched window. The wood framed hung windows have been replaced with vinyl framed

sliders. A fascia board has been added covering the exposed rafter tails. A screen wall, projecting from the north side of the house that does not appear to be original, is present in the 1984 survey photograph but has since been removed. A decorative fence has been installed on both sides of the house and the front yard has been landscaped with a variety of shrubs, rocks and decomposed granite.

As a result of the alterations, the residence no longer possesses enough of the original features to be associated with a particular style. Therefore, the residence does not meet local, state, or national designation criteria as contained in Section 4.02.040 of the Ontario Development Code.

The City Directories (*Exhibit D: City Directories*) indicate that William DeVore, a realtor, and his wife Betty owned the residence for 22 years (1951–1973), but research did not reveal that any persons or events of any cultural or historical significance are associated with the property.

## **PART II: RECITALS**

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

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

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

WHEREAS, on November 10, 2016, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

## **PART III: THE DECISION**

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

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

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

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

(1) The alterations and removal of character defining features of the resource have resulted in adverse impacts and no longer represents the Craftsman Bungalow architectural style, rendering the resource no longer eligible for landmark designation pursuant to the designation criteria as contained in Section 4.02.040 of the Ontario Development Code.

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

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

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

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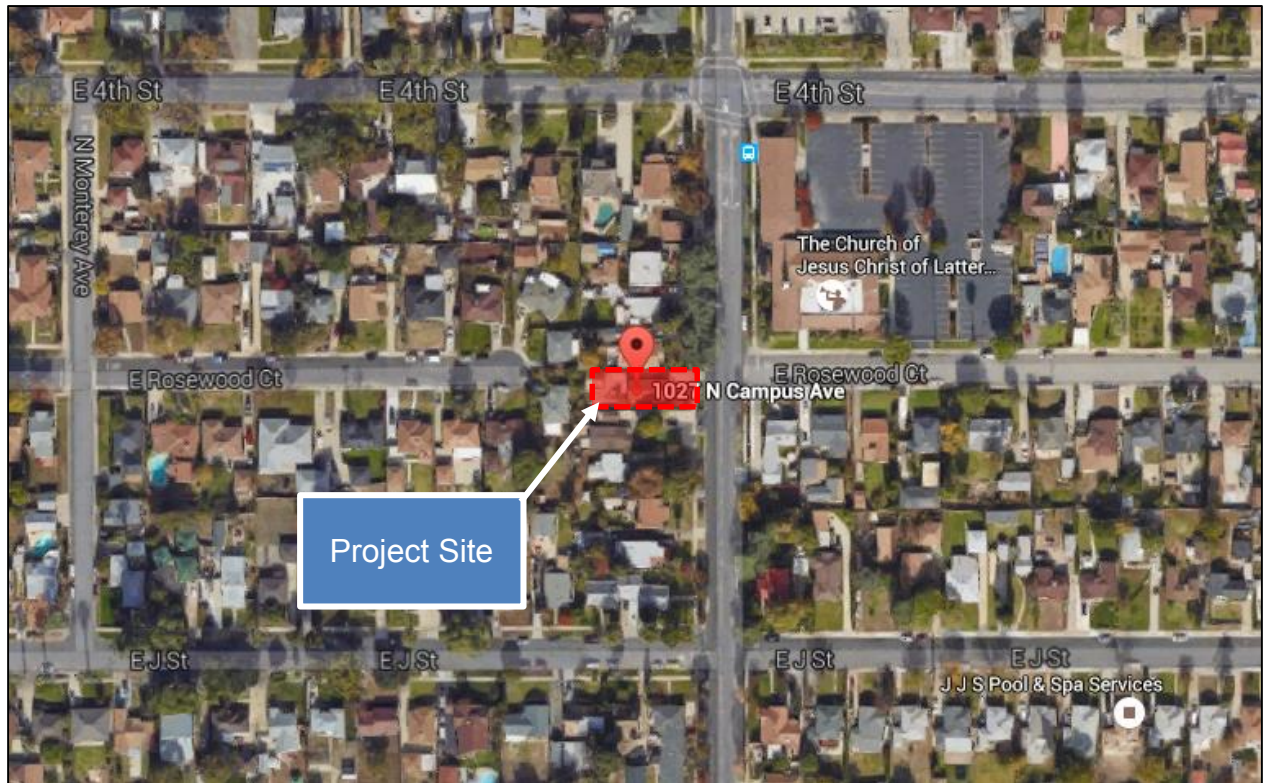
APPROVED AND ADOPTED this 10th day of November, 2016.

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Historic Preservation Subcommittee



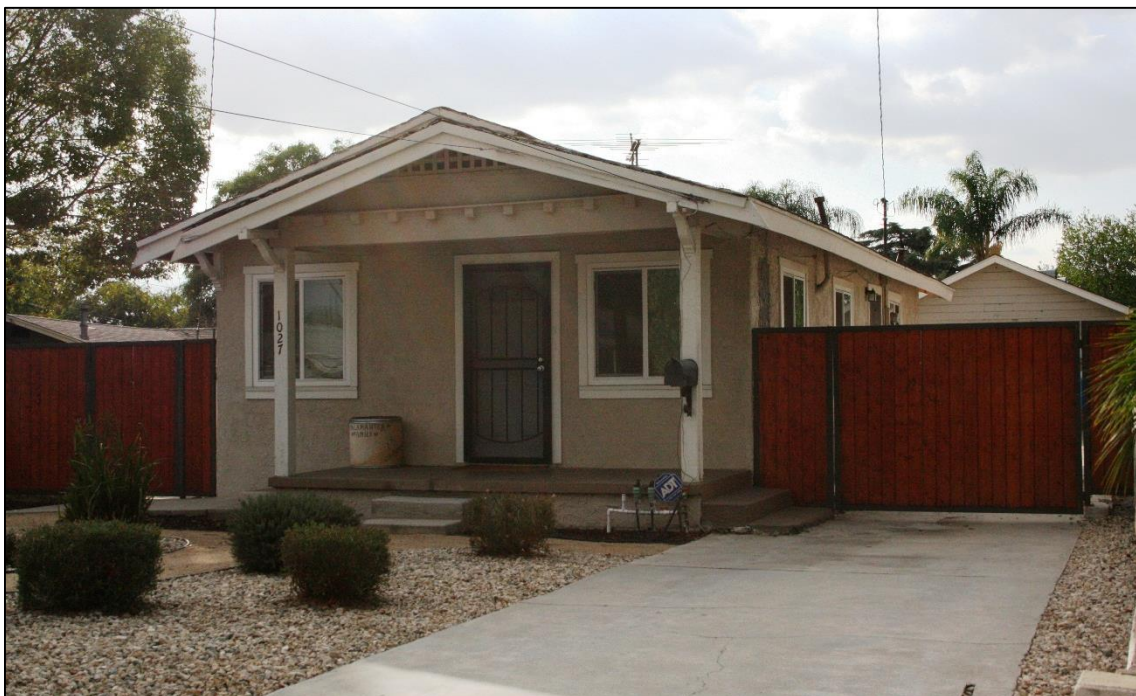
**Exhibit A: Aerial Photograph**



***Exhibit B: Site Photographs***



**East elevation**



**View looking southwest**



***Exhibit C: Citywide Survey***



**1984 Survey Photo**

***Exhibit D: City Directories***

| <b>YEAR</b> | <b>RESIDENT</b>   |
|-------------|---|
| 1922-23     | Not Listed  |
| 1924        | Webster, Alf (Anila) dairyman                             |
| 1926        | Jones, Ernest (Julia G.)                                  |
| 1928-29     | D.W. Walkinshaw   |
| 1931        | Veatch, Martin (Ella)                                     |
| 1934        | Buie, Roy (Luella) collector Associated Telephone Company |
| 1937-38     | Mckinney, William (Bessie)                                |
| 1940        | Veat, Ellis   |
| 1948        | Dickenston, Herbert (Mary) doctor                         |
| 1951        | De Vore, William (Betty) realtor                          |
| ↓           | "   |
| 1974        | Not Listed  |
| 1975        | La Bounty, Jack T. (Dora I.)                              |
| ↓           | "   |
| 1983        | Galdean, Manuel (Cynthia)                                 |
| ↓           | "   |
| 1990        | Huang, Thomas   |

Note: Parcel address was 1037 North Campus Drive from 1924 to 1960. The address is 1027 North Campus Drive from 1961 to present.