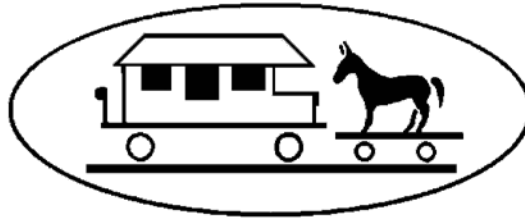


Historic Ontario



The "Model Colony"

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

**Special Meeting**

**AGENDA**

**May 9, 2017**

**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 April 13, 2017, approved as written.

Motion to Approve/Deny

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-008**: A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) 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). (APN: 1047-343-06); **submitted by Gloria Nelson. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15331

**File No. PHP17-008** (Certificate of Appropriateness)

Motion to recommend Approval/Denial

**DISCUSSION ITEMS:**

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 May 11, 2017.

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 **May 8, 2017**, at least 24 hours prior to the meeting per Government Code Section 54956 at 303 East “B” Street, Ontario.

  
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# CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

## Historic Preservation Subcommittee

### Minutes

April 13, 2017

**REGULAR MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Commissioner Delman, Subcommittee Chairman, at 5:33 pm

### **BOARD MEMBERS PRESENT**

Richard Delman, Chairman  
Robert Gregerok, Planning Commissioner  
Jim Willoughby, Planning Commissioner

### **BOARD MEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT**

Diane Ayala, Senior Planner

### **PUBLIC COMMENTS**

There were no members of the public present

### **MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the March 9, 2017 meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby; seconded by Mr. Gregerok; and approved unanimously by those present (3-0).

### **PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-017:** A request for Certificate of Appropriateness to allow for the construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) 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). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-051-01); **submitted by Related California. Related File No. PHP07-012. Planning/Historic Preservation Commission action is required.**

Senior Planner, Diane Ayala, presented project for File No. PHP17-017. Ms. Ayala recommended approval of the application with conditions of approval based on the facts and reasons stated in the staff report.

Stanley Smith, representing Related California, stated that he was pleased to be working again with the City of Ontario and bringing this project forward. He agreed to the conditions of approval requiring an onsite interpretative plan and reuse of the salvaged rock curb from the site into the project. Commisisoner Willoughby suggested the rock curb be used in a new monument sign.

Motion to approve **File No. PHP17-017** made by Mr. Gregerok; seconded by Mr. Willoughby and approved unanimously by those present (3-0).

## NEW BUSINESS

None

## DISCUSSION ITEMS

Staff announced the following events:

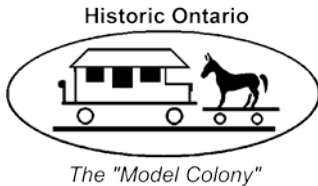
- Ontario Showcase and Heritage Celebration; May 17, 2017, 5 PM – 8 PM
- California Preservation Foundation Conference; May 10-13, 2017
- Model Colony Awards Program; May 2, 2017

There being no further business, the meeting was adjourned at 6:20 pm.

Respectfully submitted,



Diane Ayala  
Senior Planner



# Historic Preservation Subcommittee

May 9, 2017

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**DECISION NO:**

**FILE NO:** PHP17-008

**DESCRIPTION:** A Certificate of Appropriateness to replace windows on an existing 1,854 square foot single-family residence, designated Local Landmark No. 78, the Thomas T. Parker House, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district. APN. 1047-343-06; **submitted by Sherman and Gloria Nelson.**

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## PART I: BACKGROUND & ANALYSIS

SHERMAN AND GLORIA NELSON, (herein after referred to as "Applicant") have filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-008, 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 acres of land located at 213 West Sixth Street, and is depicted in *Exhibit A: Project Location Map*, attached. The Thomas T. Parker House is a single-family residence, constructed in 1947 in the California Ranch architectural style. At the Applicant's request, the property was designated as Local Landmark No. 78 on May 4, 2004 and is depicted in *Exhibit B: Site Photographs 2006*, attached.

**(2) Project Description:** The Applicant is requesting a Certificate of Appropriateness (File No. PHP17-008) to allow for the replacement of 15 hung windows featuring horizontal bands and 2 fixed windows with grid patterns. The project proposes a combination of vinyl single hung and fixed windows without grilles (the horizontal bands or grid patterns). Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any exterior alteration of an historical resource.

**(3) Architectural Description:** The single story, California Ranch style residence is rectangular in plan with a regular-pitched, cross-gabled roof covered in composition shingles with exposed eaves and rafter tails. The Thomas T. Parker House is clad in horizontal wood siding with narrow vertical wood siding on the gable ends and features an off-center entrance with an open front porch supported by 5 simple square posts. The residence originally featured wood framed, hung windows with horizontal

bands on the upper and lower panes and wood framed, fixed windows with grid patterns. In 1958, a permit was issued to add approximately 50 square feet to the rear of the dwelling to enlarge the family room and bedroom and construct a ¾ bath. Since the property's designation in 2004 the windows were replaced in a different style and design without planning review or approval. Additionally, the residence has been repainted in a different color pallet with different placement of accent colors. These two changes have altered the appearance of the house as depicted in *Exhibit C: Site Photographs 2016*.

**(4) Background:** In 2005, the Applicant applied for and entered into a Mills Act Contract with the City. The Mills Act Contract, which is currently recorded on the property title, requires preservation in accord with the Development Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Mills Act Contracts are monitored periodically in accordance with California Government Code Sections 50280 – 50290. Pursuant to the Contract, all items listed in the work schedule needed to be completed by 2016. However, in 2016 there were 3 outstanding items listed in the work schedule including: installation of appropriate replacement windows, exterior paint, and replacement of the existing driveway with new concrete. As a result, in 2016 the Contract was monitored and reviewed. As part of the self-evaluation program, the Applicant submitted to the Planning Department invoices for window replacements and exterior paint verifying that these items listed on the Contract's work schedule had been completed. Upon review, it was discovered that the window replacement had not been reviewed or approved by the Planning Department.

A window's style, type, material, grille pattern and fenestration are character-defining features in terms of architectural characteristic and craftsmanship of a historic building. As one of the few parts of a building serving as both an interior and exterior feature, windows are an important part of a historic building. Windows are also an important aspect when determining a building's historic significance. Per the Development Code, historic windows may be replaced, so long as the original windows are deteriorated beyond repair and the replacement windows have the same design and style of the original windows. Based on a review of the window project, it was determined that 4 of the original window openings have been replaced with windows that do not match the original design and style (sliders), and that the previous grille pattern was not replicated on any of the replacement windows and therefore a waiver could not be approved at an administrative level.

**(5) Exterior Alterations:** To bring the project into compliance with the Development Code and Contract, the Applicant is proposing to replace the four slider windows with hung windows in keeping with the original window style (as described in *Exhibit D: Proposed Windows*) and keep the remaining replacement hung and fixed windows without the grille pattern. Staff worked with the Applicant's window contractor to determine if the existing windows could be retrofitted with plant-on grilles to replicate the original horizontal bands and grid pattern window design. It was determined that based on the style and method of installation of the new windows, a retrofit to replicate the grilles was not possible. Additionally, replacing all 17 windows with new windows containing

grilles would result in substantial costs. Furthermore, the Applicant has expressed a preference for windows without grilles. The proposed project will keep the original window openings intact, and the original window trim surrounding the windows shall remain but will not restore the original grille pattern.

**(6) Project Analysis:** A waiver may be issued by Staff for work that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and for minor alterations to historic resources, provided no change in appearance occurs (like for like). Changing the historic appearance of windows through the use of designs, materials, or finishes that noticeably change the sash or grille configuration is not recommended in the Secretary of the Interior's Standards. The project as proposed creates a noticeable change in the grille configuration, therefore the proposed change results in an alteration that is not like for like and as such is not within Staff's waiver authority. However, it is Staff's belief that the absence of the grilles on the windows, while a minor alteration, will not detrimentally change, destroy or adversely affect the significant architectural features of the resource to a level that renders it ineligible for historic designation and recommends that the Historic Preservation Subcommittee recommend approval of the project to the Historic Preservation Commission.

## **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 an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; 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, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed; and

WHEREAS, on May 9, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a special public 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 Project is categorically exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

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 new construction, in whole or in part,

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The building has had minimal alterations since its construction in 1947. The project proposes to maintain the existing window fenestration and will not alter any of the original openings. All new window styles will be consistent with the original hung and fixed windows and all original window trim will remain intact. Therefore, the absence of the horizontal bands and grid patterns on the window, while a minor alteration, will not detrimentally change, destroy or adversely affect the significant architectural features of the resource to a level that renders it ineligible for historic designation; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The project proposes to maintain the existing window trim and fenestration and will not alter any of the original openings, keeping the windows consistent with the California Ranch architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

c. Will be compatible with the exterior character-defining features of the historic resource. By retaining the existing window trim and fenestration, and maintaining



the hung window style, the proposed project will be compatible with the exterior character-defining features of the historic resource.

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 May, 2017.

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Historic Preservation Subcommittee

**Exhibit A: Project Location Map**





***Exhibit B: Site Photographs 2006***





***Exhibit B: Site Photographs 2006 cont'd***



***Exhibit C: Site Photographs 2017***





***Exhibit D: Proposed Windows***



Original window style with two hung windows



Slider window to be replaced with two hung windows without horizontal bands

***Exhibit D: Proposed Windows cont'd***

Original window style with two hung windows

Original window style with one fixed window



Slider window to be replaced with two hung windows in each opening without horizontal bands

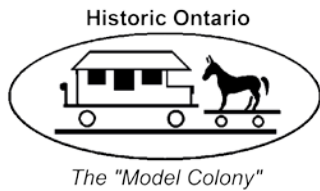
Slider window to be replaced with one hung window without horizontal bands



Attachment "A"

FILE NO. PHP17-008  
CONDITIONS OF APPROVAL





# CERTIFICATE OF APPROPRIATENESS

## CONDITIONS OF APPROVAL

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<b>Date:</b>	May 9, 2017
<b>File No.:</b>	PHP17-008
<b>Location:</b>	213 West Sixth Street (APN: 1047-343-06)
<b>Prepared By:</b>	Elly Antuna, Assistant Planner
<b>Description:</b>	A Certificate of Appropriateness to replace windows on an existing 1,854 square foot single family residence, designated Local Landmark No. 78, the Thomas T. Parker House, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district.

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### CONDITIONS OF APPROVAL

The above-described Project shall comply with the following Conditions of Approval:

1. Time Limits.

1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Window Retrofit

2.1. The style (frame thickness, opening direction, etc.) and fenestration of the new windows shall be consistent with the original windows. Submit a cut sheet to Planning for review and approval prior to commencing work.

2.1.1. Windows shall be hung style.

2.1.2. Window openings shall not be altered.

2.1.3. All original wood trim on windows shall remain.

2.2. Wherever original windows have been replaced with inappropriate windows, new period appropriate windows will be installed.

2.2.1. All slider windows on original construction will be replaced with hung windows. Any existing hung windows will remain.

3. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

4. The Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.