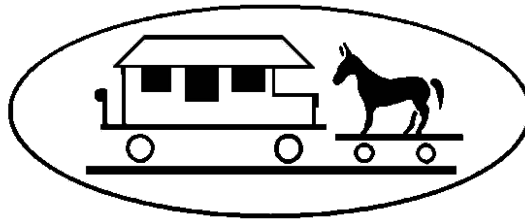


Historic Ontario



The "Model Colony"

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

AGENDA

September 8, 2022

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 July 14, 2022, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-013: A Certificate of Appropriateness to construct a 555 square foot addition to an existing 760 square foot single family residence (Eligible Historic Resource), located at 141 North Vine Avenue, within the MU-1/LUA-3 (Downtown Mixed Use/Holt Boulevard District) zoning district. The project is categorially exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-592-18) **submitted by Carlos & Nathaly Moran.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File No. PHP22-013 (Certificate of Appropriateness)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND HISTORIC LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP22-014 AND PHP21-016 : A request for a Tier Determination (File No. PHP22-014) and Local Landmark Designation (File No. PHP21-016) of a single-family residence (Eligible Historic Resource) located at 409 North San Antonio Avenue. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-314-11); **submitted by Mallory Jean and Robby Gibson, and Gray McMinn. Planning Commission/Historic Preservation Commission and City Council action required.**

1. CEQA Determination

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

2. File No. PHP22-014 (Tier Determination)

Motion to recommend Approval/Denial

3. File No. PHP21-016 (Certificate of Appropriateness) (Local Landmark Designation)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

1. Future training opportunities.

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.

REVISED

The next **Historic Preservation Subcommittee** meets on October 13, 2022.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **Friday, September 2, 2022**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Administrative Assistant

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee Special Meeting

Minutes

July 14, 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

None

STAFF MEMBERS PRESENT

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 June 15, 2022, meeting of the Historic Preservation Subcommittee as written were approved unanimously by those present (2-0) at the June 15, 2022, meeting. Commissioner Willoughby recused himself.

PUBLIC HEARING ITEMS

- A. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-009:** A Certificate of Appropriateness construct exterior modification to a historic eligible commercial building located at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.; (APN: 1049-055-09) **submitted by Mia Melle. This item was continued from the June 15, 2022, special meeting.**

Elly Antuna, Associate Planner presented the staff report for File No. PHP22-009. Ms. Antuna discussed the proposed exterior alterations including new windows, window restorations and retrofit and a mural.

Damien and Mia Melle, project applicants, were present and spoke in favor of the application.

File No. PHP22-009 was approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. Training Module 1: What is the historic character?

Due to internet connectivity issues, the training module was postponed to a future date to be determined.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

September 8, 2022

DECISION NO:

FILE NO: PHP22-013

DESCRIPTION: A Certificate of Appropriateness to construct a 555 square foot addition to an existing 760 square foot single family residence, an Eligible historic resource, located at 141 North Vine Avenue, within the LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed Use) zoning district. (APN: 1048-592-18); **submitted by Carlos and Nathaly Moran.**

PART I: BACKGROUND & ANALYSIS

CARLOS AND NATHALY MORAN, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP22-013, 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 0.17 acres of land located at 141 North Vine Avenue and is depicted in *Exhibit A: Project Location Map*, attached. The project site is within the potential Downtown Addition Historic District and is within an established neighborhood containing a mix of single and multiple family residential, commercial, and assembly uses. The area began to develop with residential in the early 1900s with commercial development concentrated on Euclid Avenue to the east and Holt Boulevard to the south. The site is developed with a one-story, 760 square foot single-family residence, constructed in 1912 (est.) in the Vernacular bungalow architectural style. A 225 square foot carport is located in the rear yard approximately 24 feet from the residence and is accessed from an alley to the north. The property has been identified as an eligible historic resource and is depicted in *Exhibit B: Site Photographs*, attached.

(2) Architectural Description: The Vernacular bungalow is rectangular in plan with a hipped roof covered in composition shingles, exposed rafter tails and a shed roof addition at the rear. The centrally located entrance is covered with a porch supported by six simple square posts and is partially enclosed by a low, pony wall. The wood paneled door has a small decorative window and is not original. There is a pair of wood sash hung windows symmetrically 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, and recessed wood hung and casement windows with wood trim

and sills. In 1938, a permit was issued to construct a sleeping porch attached to the rear elevation. The sleeping porch addition was constructed with a shed roof, horizontal wood siding, and hung wood windows. A small aluminum slider window was added at a later date. The 1983 architectural survey (*Exhibit B: Site Photographs*) indicates that the front porch was enclosed, and a shed dormer vent was added to the front of the house prior to 1983. The enclosure and shed dormer were removed and the front porch opening was restored in 2015.

(3) Project Description: The Applicant is requesting a Certificate of Appropriateness to facilitate the construction of a 555 square foot addition at the rear of the existing 760 square foot residence, an increase in area of 73 percent. 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 addition exceeding 650 square feet in area or 50 percent of the existing original historic building area, whichever is less, to all historical resources.

The new construction will extend the original building by 18' at the rear, will be 4'-6" wider than the existing residence and is depicted in *Exhibit C: Site Plan*. The addition continues the existing 20'-2" side yard setback along the northern property line, will be setback 5' from the southern property line and will be setback 6'-6" from the existing detached carport to the west. The addition will accommodate a laundry area, playroom, master bedroom, bathroom, will enlarge the existing bedrooms and bathroom and is depicted in *Exhibit D: Floor Plan*. The exterior siding material will be a narrow horizontal wood siding to match the original structure and is depicted in *Exhibit E: Conceptual Elevations*. The addition will feature a hipped roof design to ensure compatibility with the original roof design. All new windows proposed on the addition will match the hung style, size and material of the existing recessed wood windows. The original wood windows on the residence will remain.

(4) Evaluation: The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government to help protect cultural resources by promoting responsible preservation practices. They are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. Rehabilitation, like Preservation, acknowledges a building's change over time. The goal of Rehabilitation is to respectfully add to or alter a building in order to meet new use requirements. Staff uses the Standards for Rehabilitation when evaluating the appropriateness of proposed additions and alterations to historic resources.

The proposed addition is consistent with the Secretary of the Interior's Standards for the Rehabilitation. The new addition is constructed at the rear of the residence, is setback over 60 feet from the front property line and will remove inappropriate alterations. The addition will be constructed of materials compatible with the existing historic structure and all existing character-defining features will be preserved.

PART II: RECITALS

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

WHEREAS, 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 September 8, 2022, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the approving 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 (Class 31 Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; The proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; 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 proposed addition will be constructed at the rear of the residence to minimize visual impacts. Additionally, the proposed hipped roof, horizontal wood siding, hung windows and other architectural details on the new construction will match those of the main building resulting in a seamless addition, and therefore will not adversely change or affect any significant architectural features of the resource; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed roof pitch, exterior finishes and windows are all consistent with the Vernacular bungalow 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. Through appropriate placement, scale, windows and exterior finishes compatible with the Vernacular bungalow architectural styles, the proposed new construction will be compatible with the exterior character-defining features of the historic resource; and

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

APPROVED AND ADOPTED this 8th day of September 2022.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Current Photograph



1984 Photograph

Exhibit B Cont'd: Site Photographs



South façade, view looking northwest



North façade, view looking southwest



Rear – View looking northeast

Exhibit C: Site Plan

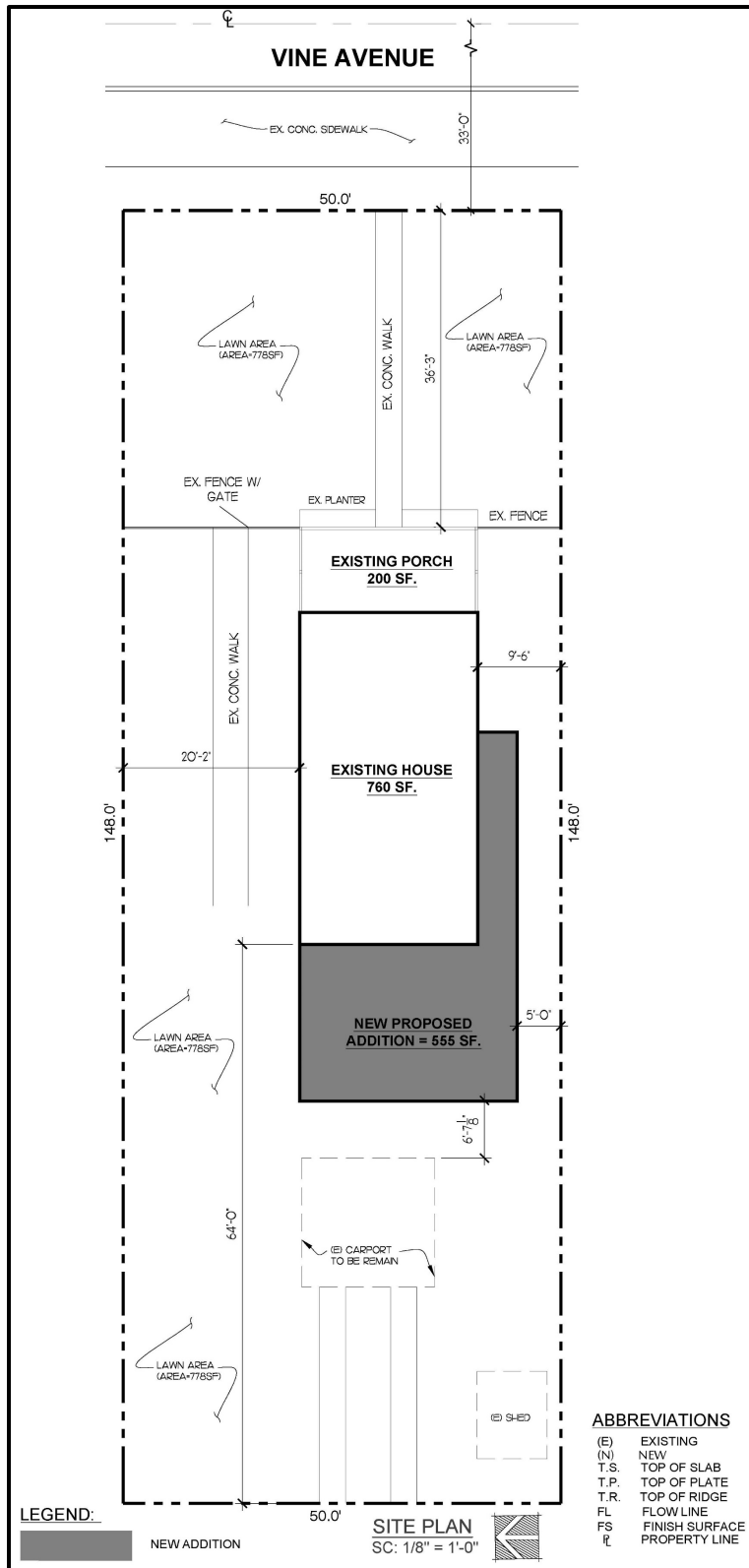


Exhibit D: Floor Plan

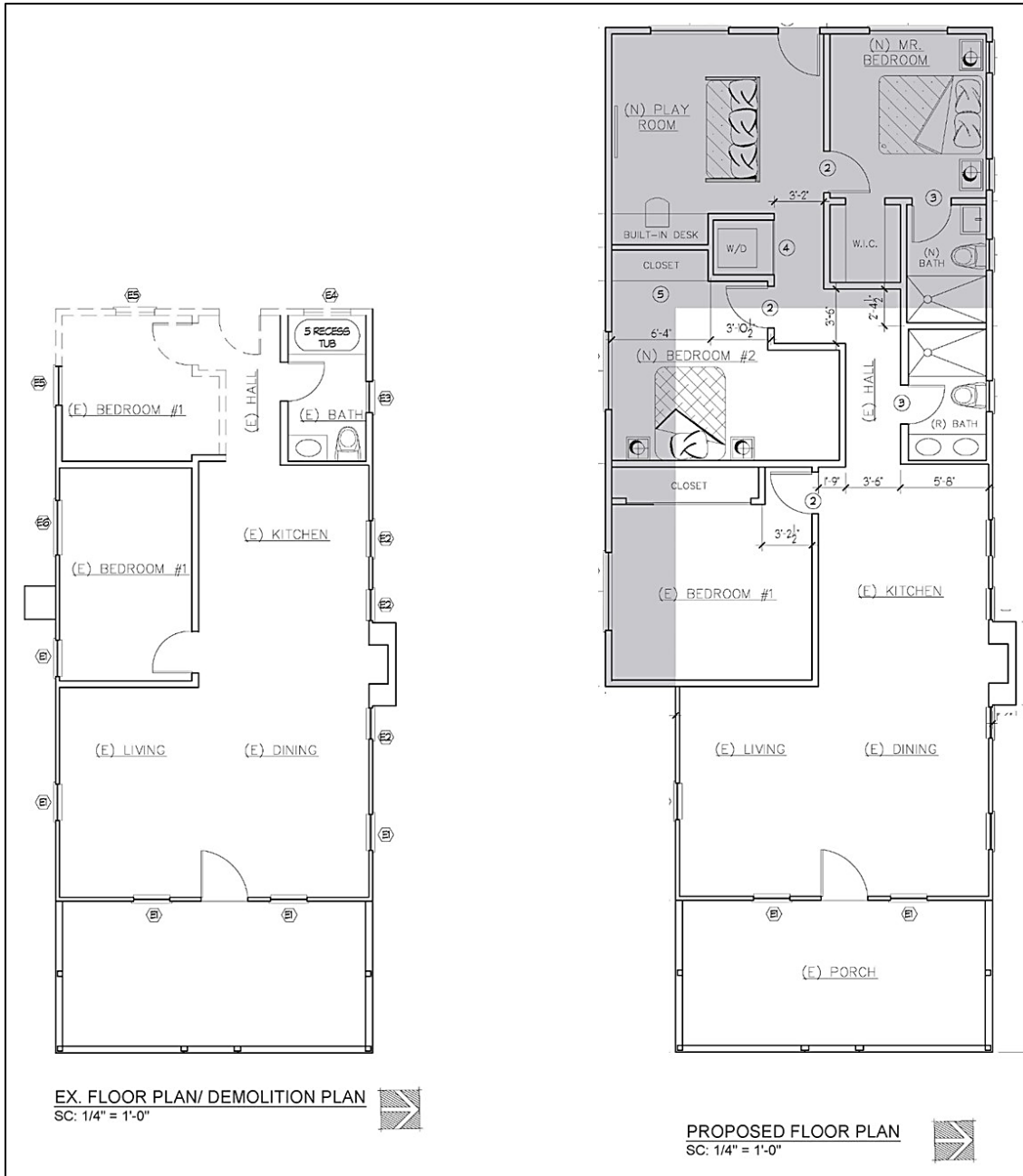
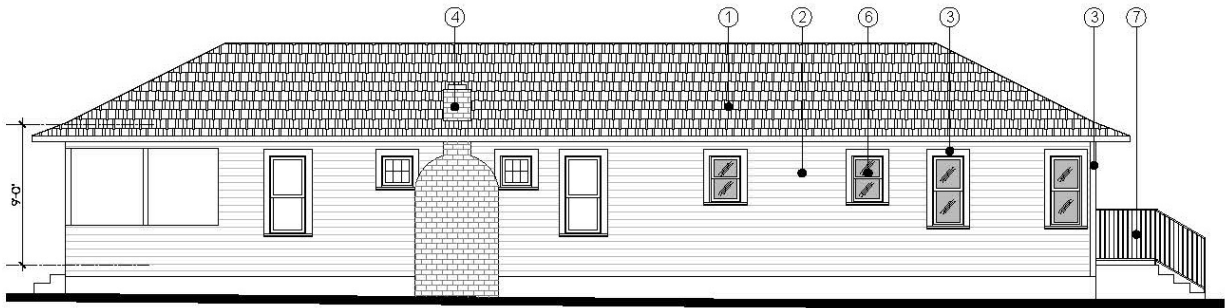
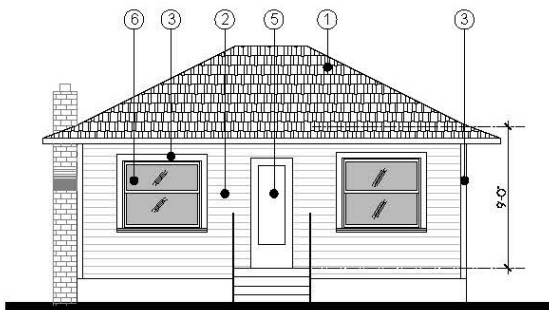


Exhibit E: Conceptual Elevations



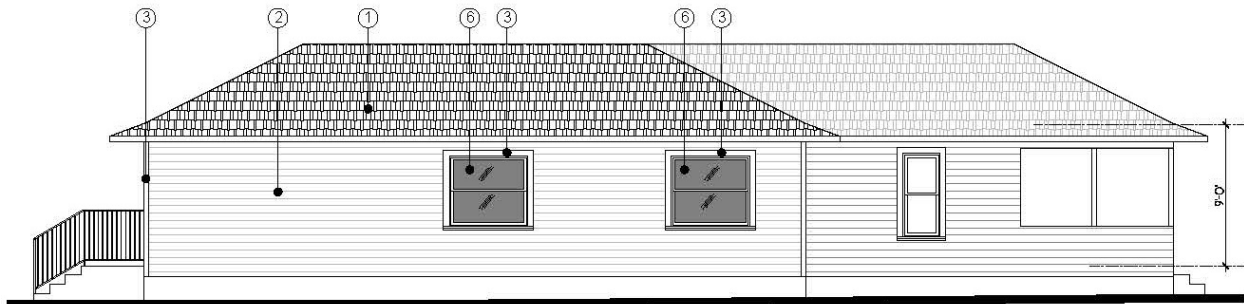
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



ROOF: OAKRIDGE ESTATE GRAY
 SEE SPECIFICATION ON SHEET A-2



BODY: IROGON BLUE
 PAINT BY DUNN EDWARDS PAINT
 DUNN-EDWARDS ID: DEC796



TRIM: SWISS COFFEE
 PAINT BY DUNN EDWARDS PAINT
 DUNN-EDWARDS ID: DEW341

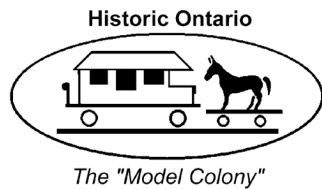


FRONT DOOR ACCENT: OLD MILL
 PAINT BY DUNN EDWARDS PAINT
 DUNN-EDWARDS ID: DEA185

Attachment "A"

FILE NO. PHP22-013

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: September 8, 2022

File No.: PHP22-013

Location: 141 North Vine Avenue
(APN: 1048-592-18)

Prepared By: Elly Antuna, Associate Planner

Description: A Certificate of Appropriateness to construct a 555 square foot addition to an existing 760 square foot single family residence, an Eligible historic resource, located at 141 North Vine Avenue, within the MU-1/LUA-3 (Downtown Mixed Use/Holt Boulevard District) zoning district.

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 a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Site Plan.

2.1. New construction shall maintain a minimum 6' separation from detached carport.

2.2. New construction shall be setback a minimum of 60' from front (east) property line, 5' from south property line and 20'-2" from north property line.

2.3. Water heaters shall be placed at one of the following locations:

- a) At the rear of the residence within an enclosure that is designed to fully integrate with the architectural style. The enclosure shall be a cabinet covered in wood siding, or
- b) Within the main residence.

3. Architectural Treatment.

3.1. Exterior light fixtures shall be period appropriate. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.

3.2. New Construction.

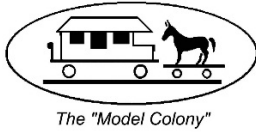
Conditions of Approval

File No.: PHP22-013

September 8, 2022

Page 2

- 3.2.1. All of the exterior siding on the buildings shall be a narrow solid wood siding to match the original building.
- 3.2.2. Roof slope of new construction shall match the existing building. All roofing material on the existing building and new construction shall be a composition architectural shingle. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.
- 3.2.3. Eave overhang and exposed rafter tails shall match existing.
- 3.2.4. The style (i.e. frame thickness, opening direction, etc.) and fenestration of the new windows shall match the original building. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.
 - 3.2.4.1. Windows shall be hung style and shall be wood or wood clad.
 - 3.2.4.2. All windows and exterior doors shall have a recessed opening to match existing.
 - 3.2.4.3. Window and exterior doors shall have wood trim to match existing.
- 3.2.5. The finished floor on the new construction shall match existing.
4. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department.
5. The applicant shall obtain a building permit prior to any demolition or construction.
6. Any deviation from the approved plans, stamped red-lined plans are the official set, shall require approval of the Planning Department and, if necessary, the Historic Preservation Subcommittee.
7. Conditions of Approval shall be reproduced onto the plans submitted for permits.
8. Prior to Occupancy 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.



Historic Preservation Subcommittee

September 8, 2022

DECISION NO:

FILE NO: PHP21-016

DESCRIPTION: A request for a Local Landmark Designation for a 2,212 square foot, one story Folk style single-family residence (Eligible Historic Resource) located at 409 North San Antonio Avenue. (APN: 1048-314-11); **submitted by Mallory Jean and Robby Gibson, and Gray McMinn.**

PART I: BACKGROUND & ANALYSIS

MALLORY JEAN AND ROBBY GIBSON, AND GRAY MCMINN, (herein after referred to as "Applicant") has made a request for a Local Landmark Designation of 409 North San Antonio Avenue, the Maurice Johnson House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a one-story, single-family residence located on .49 acres of land and is depicted in *Exhibit A: Aerial Photograph*, attached. The site is located at the northwest corner of D Street and San Antonio Avenue within an established residential neighborhood and is developed with a single-family residence, a detached garage/workshop, swimming pool, pool shed, and a storage shed. Primary access to the site is from San Antonio Avenue via a circular driveway. The residence is setback approximately 30 feet from San Antonio Avenue and 85 feet from D Street and is plotted at an approximate 45-degree angle, with the primary entrance oriented toward the southeast corner of the property. The property is largely screened from public view with dense landscaping along the southern and eastern sides of the property, including Canary Island pine (*Pinus canariensis*). The property is surrounded by single-family residential to the west, north and south, the James R. Bryant Dog (public) Park to the east, and multiple family residential to the southeast.

(2) Background: There are several policies in the Ontario Plan (TOP) and regulations in the Ontario Development Code which support and encourage preservation of historic resources. The Ontario Development Code contains significance criteria and procedures for the designation of historic resources, such as Historic Landmarks, Historic Districts, Architectural Conservation Areas, Automatic Designations and for inclusion on the Ontario Register. The Ontario Register includes properties that have been surveyed at the intensive level and have been determined an Eligible Historic Resource, however, not all properties on the Ontario Register have been locally designated or assigned a Tier determination. A request for a Tier Determination, File No. PHP22-014, is being processed concurrently with the Local Landmark request.

(3) Architectural Description: The one-story residence, as depicted in *Exhibit B: Site Photographs*, was constructed in the Folk style of architecture in 1946 by Maurice Johnson. The residence is T-shaped in plan with a flat roof, and large, exposed eaves and rafters. The residence is clad in stacked, rough, irregular shaped salvaged concrete blocks on all facades except for a section at the northwest corner of the house that is clad in vertical wood panels. The concrete is said to have been salvaged from “A” Street (now Holt Boulevard), the aggregate is visible in the roughly cut blocks. The residence features an off-center entrance on the primary (south) facade with a set of multi-paned steel casement windows to the west of the main entry. A corner window in the same design and pattern is at the southeast corner of the residence. The windows on the remainder of the residence consist of steel, multi-pane fixed and casement windows and wood fixed windows. The residence also features board-and batten doors, a stone chimney, and heavy exposed wood beams.

Approximately 20 feet northeast of the residence, is a detached garage and workshop constructed in the same style and materials as the residence, including irregular shaped concrete block walls and vertical wood paneling. The 1980s Citywide architectural survey notes that the man door on the western façade of the garage was salvaged from the first broadcasting station in San Bernardino County. The wooden double door features a geometric pattern and octagon shaped glass panes. The east façade of the garage features a row of clerestory wood windows, alternating between a clear glass pane and a decorative frosted glass pane. Five feet northwest of the primary residence is a pool shed constructed of the same horizontal wood panels visible on the residence and garage. Building permits indicate that the garage and shed were constructed in 1947. An additional shed located west of the pool shed was constructed at a later unknown date. Located on the west side of the property is a freeform shaped pool. According to building permit records, it was built in 1966. A small pond is located west of the garage. The property is surrounded with mature trees that contribute to the rustic character of the property, creating a “forest” like setting.

(4) Historic Context: The Folk style of architecture is best known as a building constructed outside any traditional architectural styles, without professional guidance. The word “Folk” was first used in architecture during the 1800s. The design of a building is based on available local building materials, functionality and need, and reflects local construction methods. The Maurice Johnson House was built in this style by the first owner Maurice Johnson who is believed to have been the son-in-law of Kostany Stys, a significant contributor to Folk architecture and “rubble construction” in the region. During the Great Depression there was a lack of building resources which inspired Kostany Styes, a Polish immigrant, to build homes using salvaged materials in Claremont and Montclair. Styes built 15 Folk style residences in Claremont using salvaged materials including rubble and stone between 1925 and 1940. The collection of homes, known as “The Russian Village,” was added to the National Register of Historic Places in 1978 as

a definitive example of the Folk style of architecture. The houses were determined historically significant based on the unique nature of architecture and the social and economic setting that contributed to the construction of these houses. The house at 409 North San Antonio Avenue is the only known example of “rubble construction” in the City of Ontario having been built with unique materials including irregularly shaped concrete block siding believed to have been salvaged from “A” street (Holt Boulevard), concrete curbs, a door from an early broadcasting station and formal gardens. The house was completed in 1946, shortly after Kostany Styes completed his collection of homes in Claremont.

(5) Evaluation: A historic resource may be designated a local “historic landmark” by the City if it meets the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources, or it meets the Local Landmark Designation criteria in the Ontario Development Code, which is based on architecture and history. Historic resources must also have integrity for the time in which they are significant. The criteria considered when evaluating properties for integrity include design, setting, materials and workmanship, location, feeling and association.

The Maurice Johnson House is an excellent example of the Folk style of architecture, which is evident by the presence of the building’s character-defining features, including the use of salvaged materials such as the stone siding and ornate doors. The residence also features steel multi-pane casement windows, heavy wood beams, and wide exposed eaves. Other characteristics of the residence that are typical of the Folk architectural style include a simple construction method, irregular placement on the lot, and the extensive plantings surrounding the property. The architectural integrity of the residence is moderate as it retains most of its original exterior features and has had minimal alterations. The preservation of the mature trees on the site contribute to the historic significance as it conveys the feeling and association of early life in Ontario. Staff recommends the historic resource be designated as Local Landmark No. 100.

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 September 8, 2022, 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 Local Landmark Designation 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) FINDING: The single-family residence located at 409 N San Antonio Avenue meets the criteria for local landmark designation as contained in the Development Code (Section 4.02.040 Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas);

a. *The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction.* The Maurice Johnson House is an excellent example of the Folk style of architecture, which is evident by the presence of the building's character-defining features, including the use of salvaged materials such as the stone siding and ornate doors. Other characteristics that are typical to the architectural style include a simple construction method, irregular placement on the lot, and the extensive plantings surrounding the property. The "rubble construction" residence is the only known example of this type in the City of Ontario having been built with many unique materials including concrete believed to have been salvaged from "A" street (Holt Boulevard), concrete curbs, a door from an early broadcasting station and formal gardens.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends the Planning/Historic Preservation Commission recommends to the City Council approval of 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.

APPROVED AND ADOPTED this 8th day of September 2022.

Historic Preservation Subcommittee

Exhibit A: Aerial



Exhibit B: Site

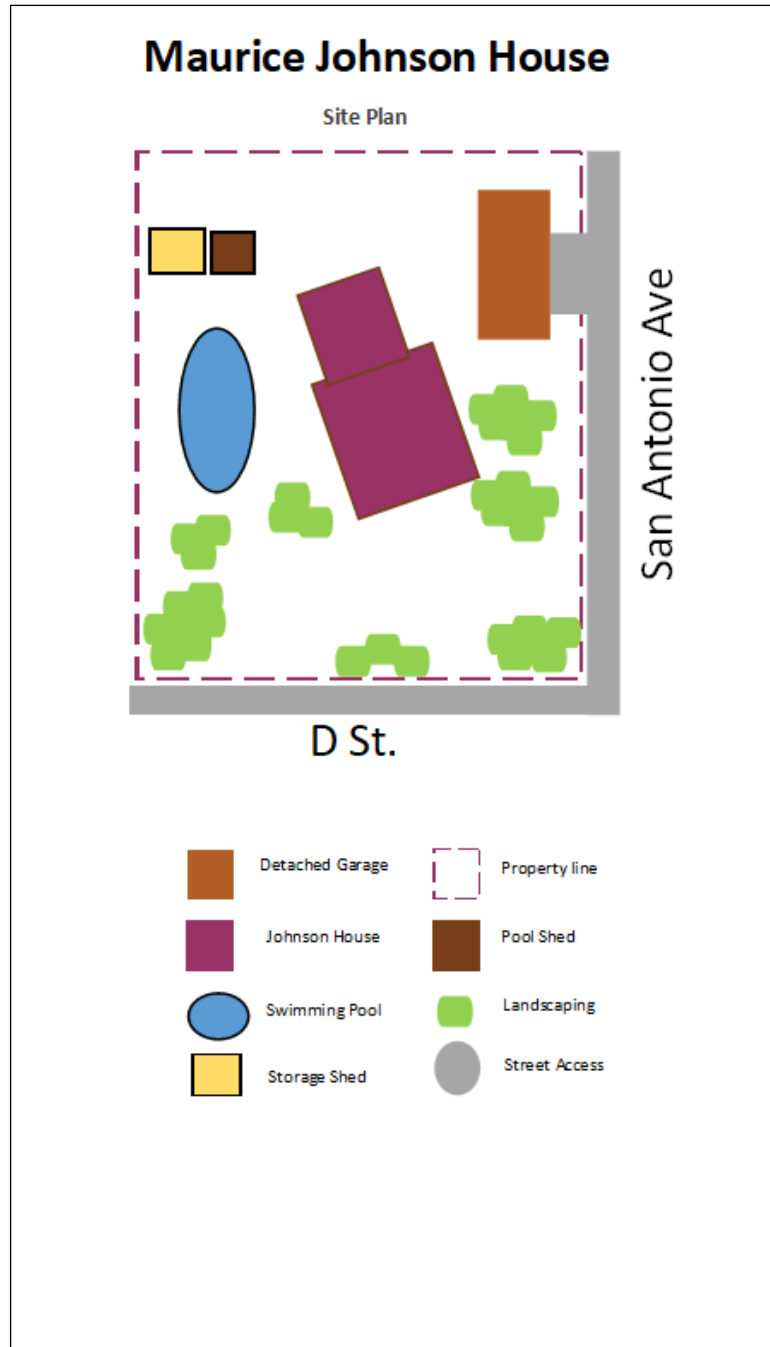


Exhibit B: Site Photographs



Figure 1: Maurice Johnson House, view looking west



Figure 2: Maurice Johnson House Entrance, view looking east

Exhibit B: Site Photographs Continued



Figure 3: Maurice Johnson House Rear, view looking east



Figure 4: Detached Garage, view looking southwest

Exhibit B: Site Photographs Continued



Figure 5: Detached Garage, west elevation



Figure 6: Pool Shed

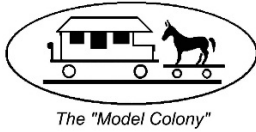
Exhibit B: Site Photographs Continued



Figure 7: Landscaping



Figure 8: Mature trees and Fountain



Historic Preservation Subcommittee

September 8, 2022

DECISION NO:

FILE NO: PHP22-014

DESCRIPTION: A request for a Tier Determination for a 2,212 square foot, one story Folk style single-family residence (Eligible Historic Resource) located at 409 North San Antonio Avenue. (APN: 1048-314-11); **submitted by Mallory Jean and Robby Gibson, and Gray McMinn.**

PART I: BACKGROUND & ANALYSIS

MALLORY JEAN AND ROBBY GIBSON, AND GRAY MCMINN, (herein after referred to as "Applicant") has made a request for a Tier Determination of 409 North San Antonio (File No. PHP21-016), the Maurice Johnson House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The Eligible Historic Resource is a one-story, single-family residence located on .49 acres of land. Primary access to the site is from San Antonio Avenue via a circular driveway. The residence is largely screened from public view with dense landscaping along the southern and eastern sides of the property, including Canary Island pine (*Pinus canariensis*). The property is surrounded by single-family residential to the west, north and south, the James R. Bryant Dog (public) Park to the east, and multiple family residential to the southeast.

(2) Project Background: To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are typically processed prior to approval of landmark designations, development plans, and/or specific plans.

(3) **Evaluation:** A set of criteria, which is based on architecture and history, is used to determine the Tier recommendation. Tier I historic resources must meet at least one of the criterion within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determine eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record was completed for the Maurice Johnson House and is attached to this Decision in *Exhibit A: Tier Determination*. Staff recommends the historic resource be designated as a Tier III Historic resource as it meets the Tier III designation criteria.

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 September 8, 2022, 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 Tier determination 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) The Maurice Johnson House meets the Tier III criteria as identified in the attached Tier Determination record.

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

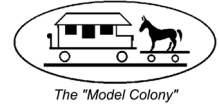
SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of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

APPROVED AND ADOPTED this 8th day of September 2022.

Historic Preservation Subcommittee

Exhibit A: Tier Determination Form

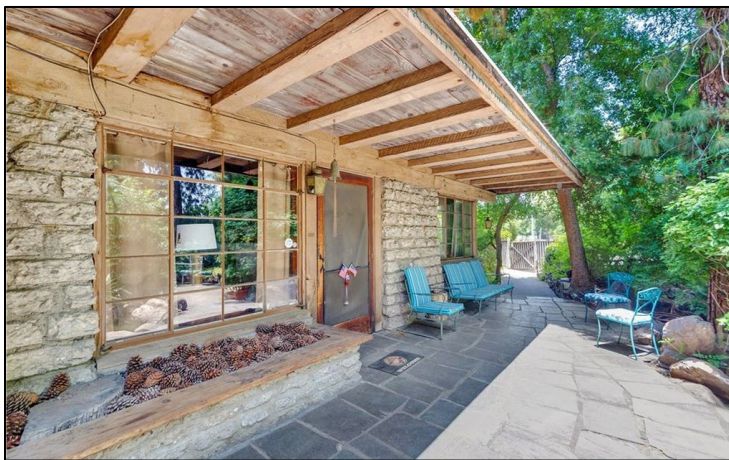


HISTORIC PRESERVATION SUBCOMMITTEE

TIER DETERMINATION

Date: September 8, 2022
Location: 409 North San Antonio Avenue
Historic Name: Maurice Johnson House
APN: 1048-314-11
Description:

Decision Date:	September 8, 2022
File No.:	PHP22-014
Decision No.:	
Tier Determination:	III
Current Historic Status:	Eligible



The single-family residence located at 409 North San Antonio Avenue was constructed in 1946 and is located at the northwest corner of D Street and San Antonio Avenue. The residence is setback approximately 30 feet from San Antonio Avenue and 85 feet from D Street and is plotted at an approximate 45-degree angle, with the primary entrance oriented toward the southeast corner of the property. The property is largely screened from public view with dense landscaping along the southern and eastern sides of the property, including Canary Island pine (*Pinus canariensis*).

The one-story residence was constructed in the Folk style of architecture by Maurice Johnson. The residence is T-shaped in plan with a flat roof, and large, exposed eaves and rafters. The residence is clad in stacked rough, irregular shaped concrete blocks on all facades except for a section at the northwest corner of the house that is clad in vertical wood panels. The residence features an off-center entrance on the primary (south) facade with a set of multi-paned steel casement windows to the west of the main entry. A corner window in the same design and pattern is at the southeast corner of the residence. The windows on the remainder of the residence consist of steel, multi-pane fixed and casement windows and wood fixed windows. The residence also features board-and batten doors, a stone chimney, and heavy exposed wood beams.

Approximately 20 feet northeast of the residence, is a detached garage and workshop constructed in the same style and materials as the residence, including irregular shaped concrete block walls and vertical wood paneling. The 1980s Citywide architectural survey notes that the double wide man door on the western façade of the garage is salvaged from the first broadcasting station in San Bernardino County. The wooden double door features a geometric pattern and octagon shaped glass panes. The east façade of the garage features a row of clerestory wood windows, alternating between a clear glass pane and a decorative frosted glass pane.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the Ontario Register of Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the Ontario Register of Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 4.02.040 of the Ontario Development Code.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, state or nation.

Explanation:

The Maurice Johnson House is an excellent example of the Folk style of architecture, which is evident by the presence of the building's character-defining features, including the use of salvaged materials such as the stone siding and ornate doors. The residence also features steel multi-pane casement windows, heavy wood beams, and wide exposed eaves. Other characteristics of the residence that are

typical of the architectural style include a simple construction method, irregular placement on the lot, and the extensive plantings surrounding the property. The house is the only known example of "rubble construction" in the City of Ontario having been built with many unique materials including concrete block siding believed to have been salvaged from "A" street (Holt Boulevard), concrete curbs, a door from an early broadcasting station and formal gardens.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history.
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

According to a city directory search and building permit history, Maurice Johnson built the house in 1946 and owned it until 1949. Maurice Johnson is reported to be the son-in-law of Kostany Stys, a significant contributor to Folk architecture and "rubble construction" in the region. Stys built 15 Folk style residences in Claremont using salvaged materials including rubble and stone between 1925 and 1940. The collection of homes known as "The Russian Village" was added to the National Register of Historic Places in 1978. While the association with Styes is notable, research has failed to indicate that Stys had direct involvement in the construction of the residence at 409 North San Antonio Avenue. Other owners of the home include Dr. Harold Cole who owned the home from 1950 until 1958, and Richard McMinn who acquired the property in 1959. The property has remained in the McMinn family to this day.