

HISTORIC ONTARIO



THE "MODEL COLONY"

City of Ontario
Planning Department
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HISTORIC PRESERVATION

"MODEL COLONY" AWARDS

2016 NOMINATION FORM

General Requirements (Print or Type)

Nominator:

Address:

Telephone No.:

Fax No.:

Project/Site Name:

Location:

- Nomination Category:
- | | |
|--|---|
| <input type="checkbox"/> Restoration Award | <input type="checkbox"/> Rehabilitation Award |
| <input type="checkbox"/> John S. Armstrong Landscape Award | <input type="checkbox"/> Award of Merit |
| <input type="checkbox"/> George Chaffey Memorial Award | <input type="checkbox"/> Founder's Heritage Award |

Project Description (Attach additional sheets if necessary)

Reasons for Nomination (Attach additional sheets if necessary)

FILING DEADLINE: Nominations may be filed at any time of the year. Any nomination filed after March 1st will be held until the following year's awards.

WHAT IS THE SELECTION PROCESS? All nominations are submitted to the Planning Department for review. The Planning Department researches the nominated project to determine the eligibility of the project. Eligible nominations are taken before the Historic Preservation Subcommittee. The Historic Preservation Subcommittee reviews the nominations and makes a recommendation(s) to the Planning Commission/Historic Preservation Commission. The Planning Commission/Historic Preservation Commission then determines the winner(s). The City Council then presents the awards at their regularly scheduled meeting.



CITY OF ONTARIO MODEL COLONY AWARDS PROGRAM 2001-2015



Each May, in conjunction with National Historic Preservation Month, the City of Ontario recognizes achievements in historic preservation within the community by awarding Model Colony Awards. The following are highlights of the Model Colony Awards Program and award recipients.

MODEL COLONY AWARDS PROGRAM

On May 16, 2000, the Ontario City Council established the “Model Colony” Award Program. The annual program was developed to recognize achievements in Historic Preservation within the community.

The program was named the “Model Colony” Awards to emphasize Ontario’s historical significance as the Model Colony.

The “Model Colony” Awards are presented each year in the spring corresponding with National Historic Preservation Month. There are six categories in the awards program: Restoration Award, Rehabilitation Award, John S. Armstrong Landscape Award, Award of Merit, Founder’s Heritage Award, and George Chaffey Memorial Award.

Restoration Award	For achievement in the preservation of a historic resource, that is in keeping with the historic character of that resource and an excellent example of the use of architectural styles, colors, detail, materials or craftsmanship.
Rehabilitation Award	For achievement in the rehabilitation of the exterior of a historic resource. The criteria for judging is the same as the Restoration Award.
John S. Armstrong Landscape Award	For achievement in the restoration or preservation of landscaping to a historic resource. The type of landscaping used is reviewed to see if it is typical of the landscaping that would have been used with the particular style or time period of when the landmark was built. The types and placement of plants and hardscape is also evaluated for the comparability of the period of significance.
Award of Merit	For achievement in the ongoing preservation of an historic resource. The resource must be an excellent example of an architectural style and, required continued preservation to remain as excellent example of an architectural style. The ongoing efforts must preserve historic character of the resource and consist of excellent examples of colors, details, material or craftsmanship.
George Chaffey Memorial Award	For distinguished leadership in the preservation of Ontario’s Heritage.
Heritage Founder’s Award	For eligible Tier I or Tier II historic resources that have retained their historic authenticity through ongoing maintenance, preservation, and exemplary stewardship.

Properties Eligible for a Model Colony Award

Model Colony Award winners must be one of the following:

- ☞ A Designated Historic Landmark;
- ☞ A Contributing Structure or feature within a Designated Historic District, listed on the National Register of Historic Places; or listed on the California Register of Historical Resources.
- ☞ The project must have been completed between January 1st and December 31st to be eligible for the next year’s awards.
- ☞ The project must have obtained the proper permits/approvals from the City of Ontario (if necessary).

Nomination forms are submitted to the Planning Department then forwarded to the Historic Preservation Sub-Committee for review and recommendations. These recommendations are forwarded to the Planning Commission/Historic Preservation Commission for consideration. The awards are then presented by the City Council during a scheduled City Council Meeting.



2010 AWARDS RECEPTION



2009 AWARD RECEPTION



2008 AWARDS RECIPIENTS

2001 MODEL COLONY AWARDS

Award of Merit

A Chaffey High School 1245 North Euclid Ave. The Chaffey School District has made a constant effort to maintain and preserve the architectural integrity of the school's circa 1930s buildings.

B Bethel Congregational Church 536 North Euclid Avenue The Bethel Congregational church is the best example of Gothic Architecture in the City. This church was built in 1912 and the integrity of the building has been consistently maintained.

C Avenue Boarding House 328 East Princeton Street The structure on this property was originally built in 1884. It functioned as a boarding house from 1884 until 1923, when it was relocated from Euclid Avenue to its current location. The historic character of this structure has been retained.

D W. P. Arden House 126 East Fourth Street This property is a fine example of Craftsman architecture and is recognized for its ongoing preservation efforts.

Rehabilitation Award

E Carriage House 456 West Carriage Alley This structure was originally a barn built in 1928. Over the years, it was used as a carriage house, storage facility and studio. This property is an excellent example of sensitive rehabilitation and adaptive reuse, which transformed the structure from a carriage house to a residential unit and studio.

F Ontario Museum of History & Art 225 South Euclid Avenue This former Ontario City Hall was built in 1937 in a Mediterranean Style with a u-shape plan. The 1930s-style Council Chamber was unaltered but in need of repair. Rehabilitation efforts preserved the room's authentic features and architectural integrity.

John S. Armstrong Landscape Award

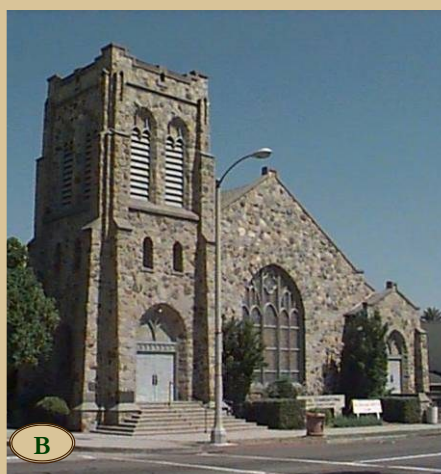
G Graber Olive House 315 East Fourth Street

The C.C. Graber Co. is Ontario's oldest continuously operated business, dating to 1894. This property is recognized for ongoing efforts to preserve the historic landscaping and for its contribution to Ontario's Heritage.

George Chaffey Memorial Award

Model Colony History Room

In recognition of the Staff's hard work in preserving Ontario's heritage.



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2002 MODEL COLONY AWARDS

Restoration Award

A The William B. Hamlin House
229 East Rosewood Court

This property is located within the Rosewood Court Historic District and was severely damaged by fire in 2000. The entire kitchen and laundry/utility room areas were destroyed, and the rest of the house had major fire and water damage. In addition, the landscaping had not been maintained and was overgrown, hiding the front façade of the house. The builder, J.L. Frame, bought the house and restored it to the extent possible, including preserving the Batchelder fireplace.

John S. Armstrong Landscape Award

B The Grace Fisher Nichols House
212 East Harvard Place

Over the course of three years the homeowners restored the home and created a Mediterranean style garden in the back yard. They preserved the look of the front house by removing inappropriate landscaping and replacing it with plants appropriate to the style of the house.

Award of Merit

C Euclid Elementary School
Ontario-Montclair School District
1120 South Euclid Avenue

For a 10 year period the Ontario-Montclair School District restored the exterior of Euclid Elementary. This is one of Ontario's few remaining historic schools. The restoration of the school has been an excellent example in the benefits of preserving our history and historic places to share with future generations.

D Herbert C. Oakley House
1007 North Euclid Avenue

This residence is one of Ontario's oldest and most architecturally significant homes. The preservation of this historic landmark continues to be an example to other homeowners interested in preserving their historic homes.



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2003 MODEL COLONY AWARDS

Restoration Award

A **The Guasti Mansion** **2903 Old Guasti Road**
 The Mediterranean mansion was built in the 1920's by the Guasti Family and was part of a village that included a store, a church, a school and cottages for the vineyard workers. The property owners of the Guasti Mansion are recognized for their exterior and interior restoration of the mansion.

John S. Armstrong Landscape Award

D **Ontario Kiwanis Club**
Ontario Public Works Agency
225 South Euclid Avenue
 For the achievement of restoring and preserving the Museum's Rose Garden.

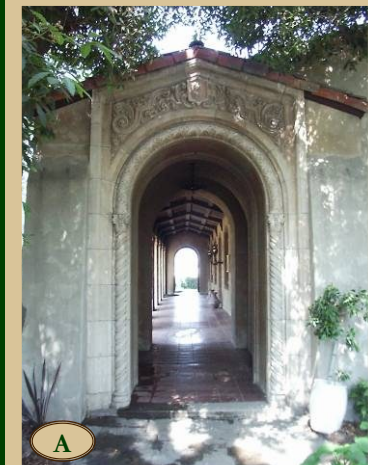
Award of Merit

B **Dr. Jerome Titus House** **128 East El Morado Court**
 This property is a fine example of Craftsman architecture and is recognized for its ongoing preservation efforts.

C **Dr. O.S. Ensign House** **304 South Laurel Avenue**
 This Victorian home was built in 1893 by Dr. and Mrs. O.S. Ensign and used as both a medical office and their residence until 1899. The current property owners are recognized for their efforts in maintaining the property in keeping with the historic character of the landmark.

Rehabilitation Award

E **Museum of History and Art**
Ontario Public Works Agency
225 South Euclid Avenue
 In recognition of the rehabilitation of the exterior of Museum of History and Art.



2004 MODEL COLONY AWARDS

Award of Merit

A Lydia B. Ford House 1108 North Euclid Avenue The owners of the property have continuously invested in the restoration of the property. The restoration includes interior and exterior work that is in keeping with the Craftsman architecture.

B 1258 North Euclid Avenue The owners purchased this home in poor condition and have restored the interior and exterior of the structure that has now made this property one of the better examples of Mediterranean Revival architecture in the City.

Rehabilitation Award

C 314 North Monterey The structure on this property fell into disrepair and accumulated several code violations. As a result of court action, Code Enforcement placed the property in receivership and Eric Beatty was appointed receiver of this property. The property was rehabilitated using modern building materials that replicate building materials from the structure's original time period. In addition to the repairs, a new detached two car garage was constructed to match the architecture and building materials of the existing structure.

John S. Armstrong Landscape Award

D Harry B. Harlow House 120 East Harvard Place This Colonial Revival-style home was built in 1920 and is recognized for the restoration of the landscaping. The landscaping is typical of what would have been used within the time period of when the landmark was built.

Restoration Award

E Jay Littleton Ball Park City of Ontario Southwest Corner of Grove Avenue & Fourth Street

This ballpark was built in 1935. It was used as the spring training home of the Los Angeles Angels Pacific Coast League until World War II. It has been used by local youth baseball organizations constantly during baseball season. Over the years, the level of the infield built up allowing water to drain towards the grandstands causing damage to the wood structure. Through a grant from the State of California, the Public Works Agency restored the infield to the appropriate grade level, replaced the irrigation system and replanted the grass to prevent future damage to the grandstands. The restoration project is the first phase of the overall effort to restore the ballpark to its 1930s condition.



2005 MODEL COLONY AWARDS

Restoration Award

A The W.M. Lucy Wright House
413 West "H" Street

This 1897 Neoclassical Revival-style home is located within the Villa Historic District. The homeowners have fully restored its highly detailed exterior in keeping with the original style. The front porch, decorative dormers, roof details, doors and windows received a fresh coat of paint in an authentic Victorian color pallet.

Award of Merit

D The Atchley Apartments
1056 North Euclid Avenue

This apartment house was built in 1924 and is in the proposed Euclid Avenue Historic District. The owners of this unique apartment house have consistently maintained and improved the buildings and grounds in keeping with the original Monterey style architecture. Special attention has been given to the main entry off Euclid Avenue with lighted pillars, a landscaped portico and an automobile court off Fourth Street embellished with decorative pavers, topiaries and canopied garages.

Rehabilitation Award

B 520 – 526 ½ West Vesta Street

These bungalow apartments, within the proposed Downtown West Historic District, were dilapidated with numerous code violations. Ontario Housing and Neighborhood Revitalization Agency worked with the property owners to rehabilitate these units and make them affordable. The contractor used vinyl windows in an appropriate style and Masonite siding products to match the original siding and shingles that were too deteriorated to repair. The new carriage-style garage doors were custom made to provide architecture to the once abandoned storage buildings at the back of the property.

John S. Armstrong Landscape Award

C 1415 North Euclid Avenue

The front and side yards of this circa 1940s Minimal Traditional-style house, within the proposed Euclid Avenue Historic District, have been embellished with flower beds and meandering walkways and impeccably maintained.



2006 MODEL COLONY AWARDS

Restoration Award

A 216 East Granada Court

This 1925 Craftsman-style residence is located within the proposed Granada Court Historic District. Over the last few years, the homeowner has worked on a number of projects to fully restore the home and original carriage-style garage. With the exterior restoration complete, the homeowner has initiated restoration of the interior of the home.

John S. Armstrong Landscape Award

B 224 East Harvard Place

This 1923 Provincial Revival-style residence is a contributor to the College Park Historic District. The homeowners have recently embellished the front and side yards with stone flower beds, an abundance of potted flowers on the patio, and a variety of colorful floral borders that are appropriate for the period. The landscape design compliments the Provincial Revival style of the home and enhances the streetscape of the neighborhood.

Rehabilitation Award

C Old Post Office/
Paul Williams Building

125 West Transit Street

This building was rehabilitated as part of the Tessier Work/Live Project. The building was designed by architect Paul Williams in the Spanish Colonial Revival style and built by Charles Latimer in 1926. It operated as a United States Post Office until 1941 and then was used by the Civil Air Patrol, a volunteer civilian unit that would later become part of the United States Air Force. The Tessier Work/Live Project included the renovation, rehabilitation, and adaptive reuse of two industrial buildings and one commercial building into work/live lofts. The 9,000 square foot interior space of the Paul Williams Building was converted to eight work/live loft units. In addition, the previous post office lobby was converted to an art gallery.

Award of Merit

D First Christian Church
110 North Vine Avenue

This church is one of the finest examples of Classical Revival-style architecture in the City. The Church continues to be occupied by the same congregation that built the structure in 1923. Last Year, the Church renovated the property by cleaning, preparing and painting the exterior of the building. A fresh coat of white paint was applied to the walls and light gray paint was applied to architectural elements of the building. The original large wooden doors, that mark the entrance into the sanctuary, were restored and re-stained. This property includes three additional buildings that were also refurbished with matching paint. In addition, new plumbing was installed throughout the entire facility, bathrooms were refurbished with new paint and tile, a new monument sign was constructed, and new carpet and blinds were installed. The owners of this church have, through recent preservation efforts, maintained the building and grounds in keeping with the original Classical Revival-style architecture.



2007 MODEL COLONY AWARDS

Restoration Award/John S. Armstrong Landscape Award

A The Jack Anderson House This 1935 Mediterranean Revival style residence is a Contributor to the Armsley Square Historic District. Over the course of a year, the new homeowner fully restored the home, garage, and grounds accurately depicting the period of significance for the property while rectifying numerous Code violations.

231 West Armsley Square

John S. Armstrong Landscape Award

B The Norman Springer House **303 West Armsley Square** This 1928 Mediterranean Revival style home is a Contributor to the Armsley Square Historic District. The homeowners have recently embellished the front and side yard planters with an abundance of ferns, shrubs, trees and plants and refurbished the rear yard. In addition, a new stucco block wall with a highly decorative wrought iron gate was recently installed.

Award of Merit

C The Moorehead House - 961 West Holt Blvd.

This Queen Anne was built in 1893 (est.) for A.C. Moorehead, Rancher. It is the finest example of this style of architecture in the City. It has many distinguishing features such as a tower, decorative dentils, fish scale siding, and river stone walls on the first story. In 1939, the property was opened as the Orange Grove Inn where it became famous for its chicken dinners to persons traveling from Los Angeles to Palm Springs. During the late 1980s, the house and property were completely renovated and converted to an office use.

D 203 North Fern Avenue

This Victorian Bungalow was built at the turn of the century. The use of river rock along the foundation, wall base, columns, stoop and chimney is abundant and distinctive. The front gable has a plain bargeboard with decorative ends. The current property owner has made considerable ongoing improvements ever since purchasing the property in 1997 such as plumbing, new roof, furnace replacement, interior and exterior paint, and landscaping.

Rehabilitation Awards

E The John Stewart House - 403 West G Street

Built in 1894 for John Stewart, a rancher and citrus grower, this is a cottage scale version Queen Anne. This house has the classic elements, including clapboard siding, gingerbread wood work, two-story square tower, and a recessed balcony with intricate stick-work. In 2005, rehabilitation of the house began with restoration of the windows and front door, wood shutters were added, wood siding was repaired and repainted, and the roof was replaced. Features on the interior such as light fixtures, staircase and paint were rehabilitated.

F Albert D. Moore House
625 North Euclid Avenue

This 1893 Queen Anne was built for Albert D. Moore, Mayor of Ontario from 1898-1900. His wife continued to own the house through 1928 after Albert died in 1914. In 1962, the house was converted to offices and was home to Ellingwood Realtors. Mr. Robert Ellingwood, also a former mayor resided in the home until 1995. In 2005, the property began to be rehabilitated since the property was in despair and deteriorating rapidly. The property was completely rehabilitated or restored, including a roof, air condition units, porch railing and posts, windows and siding and the home was repainted. The interior was also rehabilitated on both floors.



2008 MODEL COLONY AWARDS

Award of Merit

A The Reed C. Williams House - 321 West Armsley Square

Built in 1937, this French Eclectic house has many distinguishing features such as, a brick façade, radiating arches over the windows, and a hipped roof. Recent landscape improvements include a new brick walkways, a driveway, and new plantings. Period appropriate wood windows were installed along with new shutters and awnings. The interior has undergone some major improvements as well, with two bathroom remodels, refinishing of the hardwood floors, and a new stairwell.

B 611 North Fern Avenue

This 1918 home is a fine example of a Colonial Revival Bungalow. Character defining features are the rock foundation, clapboard siding, and the porch with rounded columns. This property has been continuously preserved and maintained while respecting the architectural style. The hardwood floors have been refurbished to their original shine, a new roof was installed, the yard was landscaped, and the exterior was painted in a period appropriate palette.

Rehabilitation Award

C 317 West C Street

This early 1900 Victorian era bungalow was moved from its original location at 318 West E Street. To accommodate the move, the house was sawed in two and moved during the night. The house was pieced together on a new raised foundation. The rehabilitation included new drywall, plumbing, electrical, HVAC system, kitchen, bathrooms, and flooring. The exterior was improved with a new roof, repaired siding, a new porch and railings, landscape, and paint. This preservation project is a great example of the economic and environmental advantages to recycling historic structures because rehabilitation of historic structures requires less consumption of natural resources and reduces the burden on our landfills.

Restoration Award

D The Garrett House - 211 West I Street

A turn-of-the-century Victorian style beauty! Over the several years, the property was restored to accurately depict the highly ornate Victorian era. Layers of old paint were stripped from doors and stairwell, walls and ceilings were re-plastered, and the original claw foot tub was refurbished. Spindle and scrollwork were replicated to replace the missing detail. The exterior of the home was painted using a multi-colored Victorian paint palette. Once barely noticeable, now proudly beckons by-passers.

John S. Armstrong Landscape Award

**E The Mary A. Chaffee House
215 East Harvard Place**

This 1924 Bungalow property has been completely re-landscaped with hedges, lawn, plants, flowers, brick walkways, block walls, a private courtyard, whimsical garden art, a fountain, and a fireplace. The design compliments the bungalow and creates a tranquil haven as well as enhances the neighborhood streetscape.



**2009 MODEL
COLONY AWARDS**

Award of Merit

A San Secondo d'Asti Catholic Church - 250 Turner Avenue

The Church of San Secondo d'Asti was constructed in 1926 by Secondo Guasti, founder of the Italian Vineyard Company. The architectural style is considered "Old World" Mediterranean-Italian Revival. A 945 square foot detached accessory structure was added to the property to accommodate new public restrooms and private garage. Many architectural features of the church were integrated into the new building resulting in a compatible addition.

B The Lewis E. McCann House - 404 West C Street

This early Craftsman style home was constructed for Lewis E. McCann in 1908. Over the years the property was converted to multi family units. The current property owner, Ricardo Macias, purchased the property with numerous code violations in late 2005. Mr. Macias and Code Enforcement worked closely together to bring this property into compliance while restoring and rehabilitating the historic resource.

Rehabilitation & Restoration Award

C The Oakley House - 1007 North Euclid Avenue

This 1887 Stick style Farm house was constructed during the Victorian Era and was home to the Herbert Oakley Family who were prominent orange growers in the City. This property has undergone extensive renovation and rehabilitation efforts to allow for all the modern conveniences of today while embracing its significant historic architectural features on the exterior. The new open floor plan offers a great room with a living area and kitchen with modern appliances. Close attention was paid to the detail features of the home such as dentils, spindles, railings, and the brackets on the porches. All of these ornate Victorian features were constructed of wood and hand milled to restore this residential beauty. This is the second Model Colony Award presented to this property having received the 2002 Award of Merit for ongoing maintenance and preservation.

Restoration Award

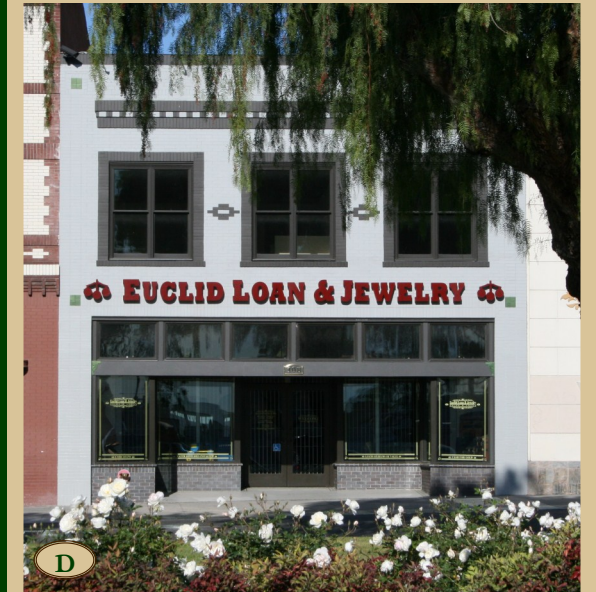
**D The McCann Block
108 South Euclid Avenue**

The facade improvement included exterior surface cleaning, brick and mortar joint repair, replacement of three upstairs windows, transom windows, first floor display windows and door, removal of wood panels over the bulkhead, installation of brick on the bulkhead, restoration of mosaic tiled floor at the entry, installation of canister lighting in the recessed entry, and a fresh coat of paint. In addition, the interior was completely rehabilitated with new flooring, display cases, and paint. The fire, electrical, and plumbing systems were also upgraded to meet today's modern standards.

John S. Armstrong Landscape Award

**E The Vedeer C. South House
202 East Princeton Street**

Located within the College Park Historic District, this Mediterranean Revival Bungalow was constructed in 1923. The owners Robert and Susie Camu landscaped the front yard and installed a new brick walkway from the front door to the drive aisle. New concrete curbed planters were constructed in the yard along the front and side of the house. Old shrubs were removed and replaced with new plants, flowers, shrubs, and trees.



2010 MODEL COLONY AWARDS

Award of Merit

A The Colonel J.P. Robertson House - 907 North Euclid Avenue

The Colonel J.P. Robertson House has retained nearly all of its original 1896 Classical Revival and Victorian features. The 50-year stewardship of the Lundquist family preserved this valuable historic resource for future generations.

B The Herbert C. Naylor House - 212 West J Street

Constructed in a Tudor Revival style of architecture, this home is an expression of European influence. Originally constructed in 1937, this building retains all of its character defining features such as wood framed double hung windows, steeply pitched front facing gable, half timber details and decorative vents in the gable end, and central entryway. In 2007, this property had fallen into disrepair and had numerous code violations. The windows had been boarded up with plywood and the front and side yards were overgrown with weeds. The interior and exterior received paint and the hardwood floors were refurbished. All of the original windows were retained, repaired, and painted. Together, these improvements transformed a blighted property to a source of pride in the neighborhood.

Restoration Award

C The Wiseman House - 211 East Harvard Place

This quaint and charming Colonial Revival Bungalow home in the College Park Historic District was built in 1921 for E.V. and B.M. Wiseman. In 2003, the City Council approved a Mills Act Contract as an incentive for preservation. The current property owner purchased this property in 2005 and immediately began restoration work. Interior restoration included removal of acoustic ceiling, restoration of the ceiling "shadow box" molding, repair of lath and plaster walls, stripped and sanded all cabinets, baseboards, molding, and doors, refurbished hardwood floors. The exterior of the house received a fresh coat of paint, a new dimensional composition shingle roof, all new period appropriate vinyl windows, new front and rear doors, rain gutters, and repair of the chimney.

John S. Armstrong Landscape Award

**D The Second Herman Teget House
133 East Princeton Street**

The new landscape demonstrates an attractive and functional backyard space among a variety of colors, forms and textures. The large patio is surrounded by wispy bronze and blue-green grasses. Evergreen Camellias and Geraniums provide structure and color to the garden and rich red flowers. This restoration project reduced water consumption while respecting the historic nature of the property.

Rehabilitation Award

**E The Newton E. Trautman House
222 East H Street**

This 1922 Pueblo Revival home is heavily influenced by the Art Deco style of architecture. The owners of the home in 2003 entered into a Mills Act Contract preservation agreement with the City. Since then, they have rehabilitated the interior and exterior of their home. Existing wood elements such as crown molding, baseboards, cabinets, doors, window sills and trim, and door trims were all refinished and painted.



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Founder's Heritage Award

2011 MODEL COLONY AWARDS

A The Latimer House - 945 North Euclid Avenue

The City's first Founders Heritage Award is presented to the Latimer House, Ontario's finest and most distinctive two-story Craftsman style home. Charles Latimer, proprietor of the San Antonio Orchard Company, and founder of the City's first airport, Latimer Field, purchased the home in 1918. The family home has been owned and occupied by three generations of the Latimer family. The restoration/renovation project began in 1997 when Margaret (Maggie) Latimer and Frank Ramme purchased the property from the estate of the Bill Latimer, Maggie's father, after he passed away.

Restoration Award

B The Ester Anderson House - 220 East Harvard Place

This 1937 Mediterranean Revival style home, in the College Park Historic District, was built for Karl and Helen Kaiser. The property is named after Ester Anderson who was a teacher at Chaffey School. In 2010, burning embers escaped from the fireplace and ignited the floor from under the house causing damage to the front living room. Due to the diligence of the property owners, the restoration was executed successfully to "pre-existing conditions". There is no visual evidence from the living room or the exterior that a fire had ever occurred.

Award of Merit

C The Mrs. Mary Grotholtman House 307 East Plaza Serena Street

Built in 1924 by Mary Grotholtman, this home is one of the few one-story craftsman bungalows that can be considered an "airplane bungalow". The home has been cared for by its past residents, including Mrs. Mary Grotholtman who resided in the home until 1951.

D The W.H. Joss House 558 East Rosewood Court

W.H. Joss, a local citrus grower, was the most prominent resident of this French Eclectic Revival style house, which was built in the 1930s. Property owners, Natalie and Brad Collins, purchased the property in 2002 and have successfully pursued a landmark designation and Mills Act Contract.

John S. Armstrong Landscape Award

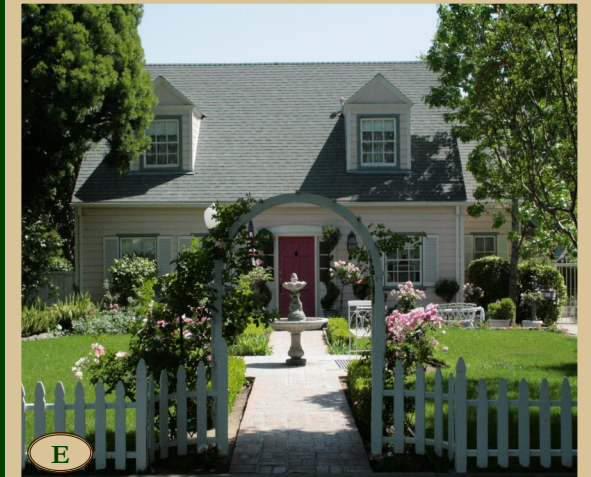
E 227 West Sixth Street

Built in 1937, this charming and modest Colonial Revival style home has a Cape Cod influence. The white picket fence and climbing rose covered arbor enhance the view of the front of the property. Evergreen topiary shrubs accent the front entry. The combination of mature Ash, Camphor, Liquidambar and Crepe Myrtle trees frame the yard. The evergreen and colored flowering shrubs include Camellia, Pittosporum, Privet, Juniper Gardenia, ferns and many roses add a delightful mix of texture and color.

Rehabilitation Award

F The Envoy/Hotel Beverly 110 South Euclid Avenue

The first floor of the Envoy Hotel, commonly known as the Hotel Beverly, was built by the Frankish Company in 1920. The second and third floors were built in 1921 and were used as the 50-room Envoy Hotel. In 2008, Robertson Construction, Inc. took the lead in rehabilitating and preparing the building for an adaptive reuse. The 3-year, \$500,000 project, resulted in a rehabilitation that was period correct and compliant with today's building code.



**2012 MODEL
COLONY AWARDS**

Rehabilitation Award

403 North Fern Avenue

The Rehabilitation Award is being presented to Inland Investment Partnership, LLP. for the complete rehabilitation of an American Foursquare style home at 403 North Fern Avenue. Over the years, this home has had many uses including single family residential, commercial, and multi-family. This past year, the building was completely rehabilitated and restored to a single family residence in keeping with the neighborhood context. During the 1920s, the second story was converted into two units. By the 1950s, the first floor was converted to a retail commercial space. After the retail use was abandoned, the first floor was converted into a third unit.

In 2009, Inland Investment Partnership purchased the property and began immediate rehabilitation removing all unpermitted additions and alterations restoring the building's original footprint. The foundation was reinforced to stabilize the building. The success of the rehabilitation hinged upon the ability to make substantial improvements which included seismic retrofit, adding new square footage, creating a new floor plan, maintaining existing windows openings, ensuring a compatible roof line while retaining the historic fabric and character of the American Foursquare. All interior walls were removed making way for a new floor plan that would include a staircase, kitchen, 2 1/2 bathrooms, 5 bedrooms, laundry room, and great room. Where possible, the original window openings and frames were repaired and new vinyl windows were installed. The entire building, previously covered with stucco, was sided with horizontal wood. One of the most significant features added to the home was the front porch. It has a wide stairway, rounded posts, a pony wall that is covered with horizontal siding, and a river rock treatment on the foundation. The existing single car garage in the rear was restored and reused as a storage room. A new drive way was installed leading to a new two-car garage finished with compatible materials and design.

George Chaffey Memorial Award

Paul Petersen, Petersen Land & Development

Since the program's inception, this is only the second time an individual has been honored with the George Chaffey Memorial Award. Paul Petersen, Petersen Land and Development, is recognized for his role as plans coordinator, contractor, and project manager of the rehabilitation of 403 North Fern Avenue which is this year's Rehabilitation Award recipient.

Mr. Petersen was an instrumental member of the team whose dedication and vision for the rehabilitation project was successfully completed. During the early planning stages, Mr. Petersen worked tirelessly to provide a plan that would address several of the complex structural and design issues all the while staying committed to restoring period features and retaining as much historic authenticity of an American Foursquare as possible.



**2012 MODEL
COLONY AWARDS**

Restoration Award

A N.L. Mitchell House
206 East Princeton Street

Constructed in 1923, this Mediterranean Revival style home is a Contributor to the College Park Historic District. The home was built for N.L. and Jessie Mitchell. Donald and Vicki Gergovich purchased the property in 2010 and entered into a Mills Act Contract in 2004.

The restoration project includes interior, exterior, as well, upgrades to the mechanical, electrical, and plumbing systems. All acoustic ceiling was removed and wall paper was stripped from the dining room walls restoring the lath and plaster finish. The hard wood floors were refurbished except in one room of the house where a new hard wood floor was installed. On the exterior, the swimming pool was re-plastered and the decorative tile was preserved. All new outdoor lighting was installed featuring period appropriate lamps and fixtures. The front yard was landscaped with a decorative wall, brick planter, a central walkway which leads to the front door, and new shrubs and grasses were planted.

John S. Armstrong Landscape Award

B 1341 North Euclid Avenue

The John S. Armstrong Landscape Award, is being presented to Christian Kueng for the landscape improvements made at 1341 North Euclid Avenue. A concrete wall and trees that previously screened the historic landmark home was removed. Pavers were installed creating a new stepped entrance from the front door and on the walkway leading to the south side of the house. Leading to the north side of the house from the front porch are stepping stones. A meandering dry river bed was created by using a variety of stone sizes on the north side of the yard accented with plantings. The use of grass was minimized by installing planters and pavers around the perimeter of the house and on the street side yard. The planters feature an eclectic mix of plants, trees, and shrubs in a variety of textures and colors.

Award of Merit

C James Finley House
413 West Sixth Street

Built in 1938 for James A. Finley, this one and one-half story house is an excellent example of the Minimal Traditional architectural style. James A. Finley, General Manager of the Exchange Orange Products (Sunkist Growers, Inc.), was an Ontario resident for 32 years. Through outstanding stewardship of the property over the past forty years, Orville Garrison has ensured preservation of this local landmark through ongoing maintenance of the building's historic character and integrity.

D Donald Keith House
419 West Armsley Square

This 1938, Colonial Revival style house was built for Mr. & Mrs. Donald Keith. The present owners, Dennis and Lucy Maust purchased the home in 1971 and have lived here ever since. Through ongoing maintenance and countless hours dedicated to home repair and improvements, Mr. and Mrs. Maust have contributed to the preservation of this fine historic resource.



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**2013 MODEL
COLONY AWARDS**

Rehabilitation Award

A Mrs. W.L. Poole House
408 East Rosewood Court

Built in 1925, this Colonial Revival style home is a gem in the Rosewood Court Historic District. The rehabilitation project included restoration of certain interior period features, remodeling of interior space, a 1,084 square foot addition to the rear of the home, and exterior improvements. The original 947 square foot home was constructed with two bedrooms and one bathroom. The front bedroom which had a window that looked on to the street was remodeled as a living room. The closet was removed and the wall that divided the bedroom and front room was demolished. Heavy timbered beams were added in a decorative pattern across the ceiling. There was great attention to replicating details from the existing home to the new addition which made for a truly “seamless” addition. The scale, massing roof pitch, gable ends, siding, fenestration, window and door trim of the addition were constructed to match the existing.

B Lester Stroh House
123 East L Denev Drive

Constructed in 1923 by Robert Kideney, this Mediterranean Revival style home is a Contributor to the La Denev Drive Historic District. In 1927, Mr. Kideney subdivided 10 acres of land around the home into 20 lots and showcased this home as a “model”.

The rehabilitation project includes interior and exterior improvements. Carpet was removed and the hard wood floors underneath were refurbished and exposed. Wood doors, windows, trim, base boards, and molding were stripped, sanded and stained or repainted. The kitchen and bathrooms were remodeled adding new cabinet doors, appliances, and fixtures. On the exterior, the rear yard was transformed into an outdoor living space. It was redesigned with new pavers, decorative block wall, landscape, a freestanding patio cover and wrought iron gates.

John S. Armstrong Landscape Award

C A.J. Linkey House No. 2
1003 North Euclid Avenue

The unique and eclectic landscape provides both water savings and aesthetic boldness. Plants from all different regions and climates are interlaced in a collection that blends beautifully. Broken concrete paving pieces are recycled in a flowing garden path. Roof drains carry rain water to a sump beneath the dry stream which infiltrates into the soil and provides deep water for nearby trees.

Award of Merit

D Carrie A. Vaughn House
414 West H Street

This Queen Anne style house with Eastlake features is one of the best architectural resources within the City. The first floor veranda was in much disrepair. A historic photograph of the home was used to guide the restoration of the porch highly ornate details. Ongoing maintenance and countless hours dedicated to home repair and improvements, has contributed to the preservation of this outstanding historic resource.



2014 MODEL COLONY AWARDS

Restoration Award

A The Carrie Peoples House - 427 East J Street

Built in 1925, this Pueblo Revival style single family home is located in the Rosewood Court Historic District. This residence has a flat roof design, smooth stucco exterior, wood framed casement and double hung windows, and features a Hollywood style driveway.

After several years of neglect and disrepair, this historic property entered into receivership in 2013. The restoration project included extensive interior and exterior improvements that accentuate the original architectural details. The entrance of the property was previously concealed behind overgrown landscaping which was removed to reveal the arcade entrance and double hung windows on the south side of the property. All exterior window and door trim was repaired and painted in an appropriate blue and the exterior stucco received a fresh coat of light beige colored paint. The sixteen-pane French door at the main entrance was repainted and repaired, as were the rest of the doors and windows throughout the home. Natural light fills the home through the numerous windows that beautifully showcase the refurbished hardwood floors.

Additionally, the kitchen was brought back to its original beauty, the cabinets were repaired and repainted, the tile work on the countertop and backsplash were replaced with period appropriate tiles including a subway tile backsplash. The front, back, and side yards and parkways were improved with irrigation and feature low-watering landscape. The original Hollywood driveway that leads to the rehabilitated garage was restored with the newly installed grass.

Award of Merit

B The William A. McConnell House 117 East J Street

This Mediterranean Revival style house was built in 1924 by Fred J. Gimby, one of the Rosewood Court developers. Mr. and Mrs. Stewart, purchased the home from the McConnell family completely furnished in 1968 and moved in the following year.

Mrs. Stewart, a retired antique dealer, has worked to keep the character of the house by preserving and maintaining many of the home's unique features. All of the fixtures, handles and hardware through the home are original. All of the natural wood in the home, including floors, base, molding, trim, doors, and cabinets have never been painted. The bathroom was recently renovated during which the bathroom floor was replaced with porcelain hexagon tiles to replicate the original rosette design. Mrs. Stewart has contributed to the preservation of this great historic resource through her outstanding stewardship.



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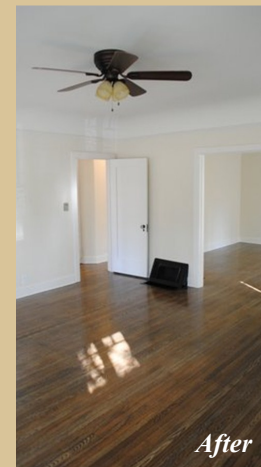
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Before



After



Before



After



Before



After

**2014 MODEL
COLONY AWARDS**

Rehabilitation Award

A The Frankish Building - 200 South Euclid Avenue

The Frankish Building, listed on the National Register of Historic Places, was built in 1916 by Charles Frankish, an early prominent Ontario promoter and developer. The Housing Authority of San Bernardino County purchased the commercial and residential mixed-use building several years ago to provide affordable housing and to lease the ground floor retail space.

The rehabilitation of the first floor into two lease spaces integrated the refinishing and restoration of many of the building's original features. The tin ceiling was restored and repainted, the hardwood floors were refurbished and the molding was painted. The columns in both spaces were also updated with molding to match the existing molding.

Rehabilitation Award

B The Mrs. Dee Gholson Apartment House - 621 North Euclid Avenue

This Mediterranean Revival style, four dwelling unit apartment house was constructed for Mrs. Dee Gholson in 1922. Prior to the most recent ownership, the property had undergone extensive non-permitted construction including conversion of one unit to a commercial use, extensive floor plan remodel to accommodate additional residential units, alteration to the electrical and plumbing systems, and a garage conversion.

During the rehabilitation, the current property owner made a significant effort to preserve many of the building's original features, including the multi-paneled French doors and several three-ribbon double-hung windows. All window trim and frames were repaired and repainted. The property owner successfully completed the rehabilitation project with minimal alterations to the exterior in an effort to preserve the building's Character-defining Features while upgrading the interior to include modern conveniences of today.

Rehabilitation Award

**C The Ontario Power Co. Building
217 South Lemon Avenue**

The Ontario Power Co. Building was designated as a local landmark on June 2, 1998. Throughout its history, this building and site have been associated with many companies and agencies significant to Ontario's history including: the San Antonio Water Company, Ontario Water and Power Company, Hotpoint and General Electric, and the Ontario Police Department.

Most recently, the Ontario Power Company Building has been home to the Chaffey Community Museum of Art. The museum staff has enjoyed learning about and embracing the history of the building. They have found creative solutions to maintain the original features of the building while reusing the space as an art gallery, such as installing solar screens on the window interior to filter Ultraviolet Rays and protect the art work.



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2015 MODEL COLONY AWARDS

George Chaffey Memorial Award

A The Euclid Avenue Nativity Scenes

The Euclid Avenue Nativity Scenes, Local Landmark Number 65, were first displayed in 1959. It started with only two scenes and more scenes were added as funding became available over the years until the set was complete in 1976. Different civic groups, including the Kiwanis, the Downtown Merchants Association and the Christmas on Euclid Association paid for the displays. World renowned East Los Angeles artist Rudolph Vargas, referred to as “Maestro” by his fellow sculptors, sculpted the entire set.

Over the years the Euclid Avenue Nativity Scenes’ sculptures and backdrops had suffered from wear and tear, vandalism, and exposure to the elements. In 2013 the citizens group, the NOEL (Nativity on Euclid Avenue Landmark) Committee, undertook the responsibility to raise funds for repair, restoration and conservation. In 2014, an anonymous Ontario business owner donated \$100,000 for the restoration effort which allowed for the full restoration of the figures and the recreation of the Nativity Scene back drops. The restoration efforts began enthusiastically in April 2014 when artist Kim Pretti of Sherman Oaks was hired as the Art Director to lead the restoration.

During the restoration, a majority of the statues had to be stripped, repaired and repainted to be brought back to their original appearance. Silicon molds were used to make hands and feet to replace some that had been very badly damaged and lost over the years. Digital originals of the backdrops were created with the plan to display those rather than the original works of art. One backdrop was recreated to replace a missing original as part of the project. The newly restored Nativity Scenes were completed just in time to be displayed on Euclid Avenue for the 2014 Holiday season. The restoration of the Euclid Avenue Nativity Scenes was a community collaboration that ensures their enjoyment for many years to come.

Award of Merit

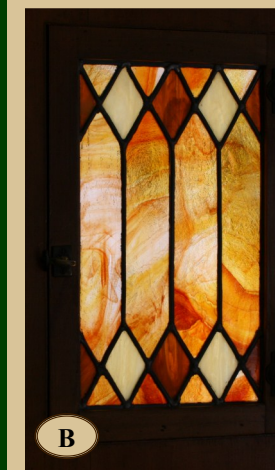
B 205 East Plaza Serena

Built in 1928, this Mediterranean Revival style single family home has a red-tile roof, stucco siding, and a front patio that leads to an arched entryway. The front yard is beautifully landscaped and includes a lush green lawn, several red and white rose bushes, and a Sago and a Mediterranean fan palm.

The present owners purchased the home in 2006 primarily because of their fondness of Spanish style architecture. The home had been impeccably maintained by the previous owner and had many of the original features preserved and restored. Original wood features, including window frames and trim, white oak wood floors, baseboards, doors and cabinets, have all been preserved and remain in excellent condition. The home has numerous casement windows that all retain original hardware.



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**2015 MODEL
COLONY AWARDS**

Award of Merit

A 646 East Princeton Street

This modest one and one-half story Victorian style single family home was built in 1900 (est.). Queen Anne features on the home include decorative woodwork, kingpost, crossbeam, and sunburst in the front facing gable end. Other Character-defining features include cornice, fluted square porch columns on the veranda, a brick chimney, double hung wood framed windows, hipped roof with dormer and closed eaves. The home only has a few minor alteration and is a very good example of a Victorian bungalow. For nearly twelve years the Boytos family has cared for this historic resource. The paint colors and design are an excellent example of appropriate application of paint which accentuates the Character-defining features and details of the Victorian architectural style. The neatly maintained and well cared property makes this historic resource an impressive asset to the community.

Award of Merit

B The W. A. Freemire House - 825 North Euclid Avenue

This two and one-half story Craftsman style home has a stately presence along Euclid Avenue and is a Contributor to the locally designated Euclid Avenue Historic District. It was constructed in 1909 (est.) by Wellington Arthur Freemire who was a local downtown merchant and Ontario mayor from 1912 to 1914.

The main gable roof on the home is overwhelmed by a massive front facing gabled dormer with both roofs supported by brackets and projecting purlins. The overhanging eaves are decorated with exposed rafter tails. The gable end feature a small leaded glass window with a distinctive lattice pattern. The walls are covered with a combination of square shingles on the gable end and narrow clapboard siding on the first and second stories. The first floor features a four sectional window which is a variation of a triple paneled window. The detached two-car garage embodies similar features from the home. The residence is in excellent condition and easily conveys its historic significance.

Award of Merit

C 403 West E Street

Built in 1925 by rancher Edwin Sims and his wife, Alice, this single story Craftsman home is one of the Ontario's finest examples of integrating the architectural style of the building and the landscape. The use of local stone on the foundation, porch wall, and fireplace, the heavy timbering effect of porch piers, door, and window trim, and landscaping combine to give this residence a natural grace.

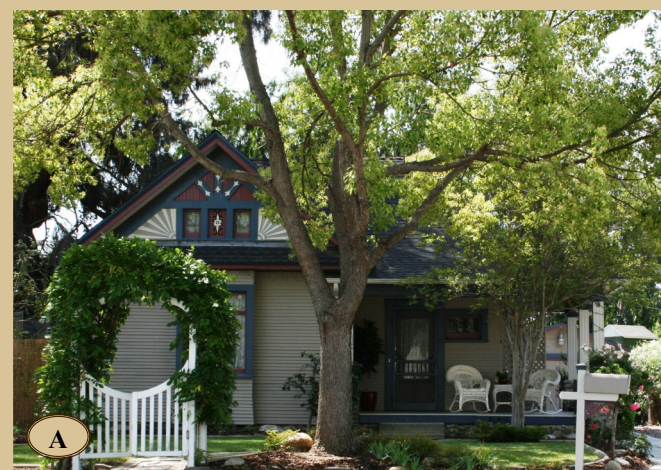
For nearly forty years the property owners, John and Mary Kashuba, have diligently preserved this property for future generations to appreciate. When purchased, the home was painted white and the first undertaking was to select a paint color and design that would further serve the purpose of blending the building with the landscape. After much contemplation, the home was painted an earth tone green and brown very similar to the colors that can be seen today. In addition, the concrete walkway was removed and replaced with a brick meandering walkway.



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