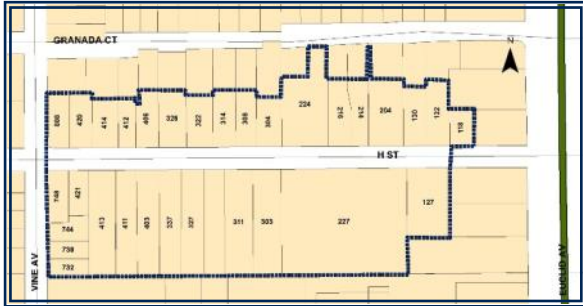




VILLA HISTORIC DISTRICT

MAP OF VILLA HISTORIC DISTRICT



The Villa Historic District is one of the most outstanding residential streets in the City of Ontario. The District includes several excellent examples of Victorian Era residences, most of which are the finest examples of Victorian Era styles in Ontario. The Villa District also includes several very good examples of Craftsman and Period Revival style homes. Much of the neighborhood remains unaltered and the homes are, for the most part, in excellent condition. The streetscape includes rock curbs, a mature street tree canopy, and estate-type building setbacks. There are twenty-nine contributing properties in the District and three non-contributing properties, which include a senior citizen apartment complex, a vacant lot, and a property with two modern houses built in 1986.

HISTORY

The District dates back from the earliest days of the Model Colony. The subdivision was recorded in 1888 as part of the original Chaffey Subdivision of the Ontario Irrigation Colony. The Villa Lots were comprised of 2 ½ acre parcels of land located approximately between G Street and Fourth Street West H Street represents the first subdivision within the Villa Lots.

The development of the lots within the Villa Historic District reflect two significant eras of settlement and growth for Ontario. The first significant era occurred during the Turn-of-the-Century with the first subdivision, which established 2 ½ acre lots. The large estate homes of Victorian and Classical Revival styles of architecture that were built during this era depict equally prospering agricultural and business communities. These trophy-style homes were well suited for the successful farmer and rancher. By having a home located within a close proximity to town, they were able to tend to business as well as oversee the daily operations of their homestead groves. These prominent residents included many of Ontario's first businessman and civic leaders, such as bankers, lawyers, and merchants.

The second significant era occurred between World War I and World War II, which further subdivided the 2 ½ acre lots. The collection of Craftsman Bungalows and Period Revival style homes reflect the popularity of these particular styles during this era. In addition, as the demand for housing increased and wartime economics began to impact the community, many of the large estate homes were temporarily converted to multi family units. In later years, the homes were restored to single-family residences.

The early residents of the District include citrus ranchers, Reverends, a former City Manager and a Judge. The unaltered and excellent condition of the homes, as well as the representation of building styles found in Ontario from 1888 to 1946, make this District one of the City's most valuable historic resources.





SIGNIFICANCE

Per the City's Historic Preservation Ordinance (Article 26), Historic Districts shall include any neighborhood or area previously designated as a Historic District prior to September 1, 2003 or any Historical Resource designated under this ordinance as a Local Historic District. Any neighborhood or area listed as a Historical Resource may be designated a Historic District by the City Council pursuant to Section 9-1.2620 if the neighborhood meets any one of the following criteria:

1. **Is a geographically definable area possessing a concentration of Historical Resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.**

The Villa Historic District runs east-west from the west side of Euclid Avenue between Euclid and Vine Avenues. The Villa Historic District Consists of the 100 through the 400 blocks of West H Street and 732, 738, 744, 748, 808 & 816 North Vine Avenue. The majority of homes on the street are of the Victorian, Period and Classical Revival, and Craftsman architectural style.

2. **Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning.**

The Villa Historic District is an example of the early development of Ontario. The original Chaffey subdivision of the Ontario Irrigation Colony included the Villa Lots which were 2 1/2 acre lots each and located approximately between G and Fourth Streets. West H Street was the first subdivision of the Villa Lots.

3. **Is or the contributing resources are, associated with the lives of persons important to Ontario, California, or national history.**

Significant people that contributed to the development of the community and past residents of West H Street:

Burt Austin - Ontario City Manager

Oscar Ayres - Ottinger Grocery

Kip Carlson - owner of KIP Carlson Realty

Frank B. Chaffee - Member of the Ontario

Upland Real Estate Board

William Halfpenny - Citrus Rancher

George Harding - City Treasurer and Vice President of the First National Bank

Reverend Charles L. Knight - Bethal Congregational Church

Reverend Jean F. Loba

Vane Olinger - Local Grocer

George Edward Ramige - Local Building Contractor

William H. Ramige - Citrus Rancher

Giles M. Rowland - Local Building Contractor

William E. Rowland - Citrus Rancher

Captain J.P. Robertson - Vice President of the First National Bank

Judge B.F. Warmer - San Bernardino County Superior Court

Frank Whitney - Citrus Rancher

W. M. and Lucy Wright - Prominent Land Owners and home builders



118-120 West H Street

1048-262-19

Architectural Style: Craftsman

Date Built: 1908

Significance: Reverend Charles L. Knight of Bethel Congregational Church, resided in this home from 1935-1945. The property was used as a residence since 1908, except for a twenty-year period when it was rezoned to commercial and served as the Kip Carlson Realty offices from 1964 to 1983.



122 West "H" Street- Judge B.F. Warmer House

1048-262-20

Architectural Style: Craftsman Bungalow

Date Built: 1908

Significance: In 1923, San Bernardino County Superior Court Justice Benjamin F. Warmer, the former City Attorney and Ontario native, purchased the home from Fred Alford, the former City Service Manager. Judge Warmer and his wife, Mary, lived in the home until 1950.



127 West "H" Street (Non-contributor)

1048-271-14

Architectural Style: Vacant Multi-family Non-Contributor

130 West "H" Street- The Frank B. Chaffee House

1048-262-21

Architectural Style: American Foursquare

Date Built: 1898

Significance: Frank B. Chaffee, a native of Ohio and a prominent Ontario business leader for 48 years, was one of the homes earliest residents. Mr. Chaffee was a member of both the Ontario-Upland Real Estate Board and the Ontario Elks Lodge. William and Bessie Kuhn resided in the home from 1931 to 1984. This home originally had slate shingle siding and double hung windows.





204 West "H" Street- The William E. Rowland House

1048-262-22

Architectural Style: Vernacular Bungalow

Date Built: 1911

Significance: Occupants of this home included William E. Rowland, a citrus rancher, and Charles E. Rowland, an employee of the General Electric Company. Long term residents, Paul and Evelyn Clarke, lived in the home from 1944-1984. The current owners, Mark and Edna Reed have been residents since 1988.



207-227 West "H" Street- (Non-Contributor)

1048-271-46

Architectural Style: High Density Residential

Date Built: 1980

Significance: Non-Contributor



214 West "H" Street- The Douglas Cox House

1048-262-42

Architectural Style: Victorian Eclectic

Date Built: 1904

Significance: In 1953, Douglas Cox, owner and resident of 216 West "H" Street, moved this house from 212 East "C" Street to its current location at 214 West "H" Street. Mr. Cox resided in this house from 1953 until approximately 1985. This Victorian Eclectic home is a strong contributing element to the neighborhood.





216 West "H" Street- The Captain J.P. Robertson House No. 2

Architectural Style: Craftsman

Date Built: 1903

Significance: This 1903 Craftsman is in excellent condition with only minor alterations that do not detract from its architectural integrity. Prominent residents included J.P. Robertson, Vice President of First National Bank, James E. Poister, a farmer, and James Tucker, manager of the Pacific Electric Company. Mr. Tucker's wife, Florence, owned and operated Susan's Dress Shop in Ontario.



220-238 West "H" Street- The Halfpenny House

1048-262-38

Architectural Style: Vernacular Wood Frame

Date Built: 1886

Significance: The Halfpenny family occupied this house from 1911-1938. William Halfpenny was a rancher and a laborer at the Citrus Fruit Association. William's wife, Elizabeth and daughter Ida were local teachers. Daughter Mary Lillian was also a teacher and missionary in Tien Tsen, China. This home would be restored to its original condition if the front addition alteration was to be removed.



303 West "H" Street- The Charlotte Reed House

1048-271-10

Architectural Style: Craftsman

Date Built: 1928

Significance: Charlotte Reed, an Ontario resident for 56 years, was an art teacher for the local elementary and high schools. She later headed the Art Department at Chaffey College, retiring in 1945. Miss Reed was also an associate of the Eastside Improvement Association, which founded John Galvin Park.





304 West "H" Street- The G.M. Rowland House

1048-262-23

Architectural Style: Craftsman

Date Built: 1900

Significance: Giles M. Rowland, a local building contractor, purchased this subdivided lot from Allen Crombie who was the owner of the Daily Report. Mr. Rowland built this family home in 1922 for \$1,800. This home still remains in the Rowland Family.



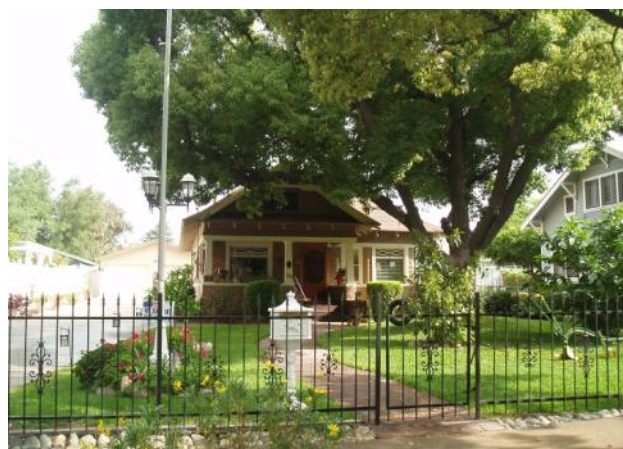
308 West "H" Street- The Vaughn House

1048-262-24

Architectural Style: Craftsman Bungalow

Date Built: 1912

Significance: This 1912 bungalow was built by Jerry J. and Martha Vaughn, local orange grower. They moved from Iowa to Ontario in 1909. Martha lived in the home until 1934, in which she was a widow for most of this time.



311 West "H" Street- Reverend Jean F. Loba House

1048-271-09

Architectural Style: Craftsman

Date Built: 1915

Significance: Reverend Jean F. Loba built this Craftsman in approximately 1915 at a cost of \$2,000. The Reverend and Mrs. Loba lived in the home until 1922. Over the years, this home has had several owners.





314 West "H" Street- The Carrie A. Vaughn House

1048-262-25

Architectural Style: Victorian Eclectic

Date Built: 1914

Significance: This Victorian Eclectic style house is one of the finest examples in the city. This home was built by Carrie A. Vaughn in 1914. The excellent, unaltered condition of the house contributes to the importance of its architecture in the City of Ontario.



315 & 315 1/2 West "H" Street- The Steven Zmolek House

1048-271-08

Architectural Style: Vernacular Bungalow

Date Built: 1906

Significance: Mr. and Mrs. Steven Zmolek resided in this home from 1938-1949. The smaller bungalow in the rear was built in 1930. Both of these houses are very modest in comparison to the larger homes built along H Street. The Zmolek's son, Herman, was honored as Chaffey College's most outstanding basketball player in 1946. The original wood siding on the front house has been altered with stucco.



324 West "H" Street- The Jacob H. Hohl House

1048-262-26

Architectural Style: Craftsman

Date Built: 1914

Significance: Built in 1914 by Jacob H. Hohl, a local grocer, this is a fine example of a Craftsman. In 1934, 37-year Ontario resident Vane Z. & Myrtle Olinger purchased the home. Mr. Olinger was also a local grocer.





327 West "H" Street-The George and Frances H. Peck House

1048-271-07

Architectural Style: French Eclectic Revival

Date Built: 1932

Significance: The original owners of this house were George and Frances H. Peck. In 1939, Mrs. Peck sold her house and lot to Mrs. W.H. Willams during an auction hosted by Colonel H.J. Caldwell. The Robins family lived in this home longer than any other resident, from approximately 1959 until present. The French Eclectic Revival architecture makes this home a significant contributor to the Villa Historic District.



328-330 West "H" Street-The F. W. Whitney House

1048-262-27

Architectural Style: Vernacular Bungalow

Date Built: 1900

Significance: Frank W. Whitney, a rancher, and his wife, Florence, resided in this house from 1911 until 1938. Their daughter, Miss Ruth LaBelle Whitney, married Mr. Sherman Allen at a twilight ceremony held in their family home.



337 West "H" Street-The Yount House

1048-271-06

Architectural Style: Craftsman

Date Built: 1912

Significance: Bruce Yount was a truck driver for the Riverside Cement Company and Ontario resident for 29 years. Mr. Yount owned and resided in this house from about 1945 until 1978. The integrity of the home is outstanding and it is a fine example of Craftsman architecture.





403 West "H" Street-The Oscar Ayers House

1048-271-05

Architectural Style: Craftsman Bungalow

Date Built: 1926

Significance: In 1926, neighbor and local contractor, G.E. Ramige, built this bungalow for Oscar G. & Lunar Ayers at the cost of \$3,750. They lived in the house for the next fifty years.



406 West "H" Street-The Austin Burt House

1048-262-28

Architectural Style: Vernacular Wood Frame

Date Built: 1910

Significance: Austin & Mary Burt lived in this house from 1928 to 1939. Austin Burt was a City Manager for Ontario from 1927- 1938. L.R. Lanier purchased the home from the Burt Family and resided in the home for the next several years.



411 West "H" Street- The Harmon House

1048-271-04

Architectural Style: Vernacular Wood Frame

Date Built: 1946

Significance: This 1946 house is a newer addition to the neighborhood. It reflects simple post-World War II construction. Robert and D.H. Harmon were the first occupants of this home and resided in the home through the 1950s.





VILLA HISTORIC DISTRICT

412 West "H" Street-The Giles E. Ramige House

1048-262-29

Architectural Style: Colonial Revival Bungalow

Date Built: 1925

Significance: George Edward & Harriet Ramige built this home in 1925. George was a building contractor and cabinet maker. George built several homes in the area including 404 E. "H" Street.



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

1048-271-03

Architectural Style: Neoclassical Revival

Date Built: 1897

Significance: This 1897 Neoclassical Revival style home is an excellent example of this style of architecture. W.M. & Mrs. Lucy Wright had built the same house previously, first in Boston, then in Colorado, and finally in Ontario. In 1927, the home was auctioned and the land was sold as two parcels. This home had a succession of owners and was temporarily turned into apartments to meet a housing shortage in the 1920s and 1930s.





414 West "H" Street- The Ramige House

1048-262-30

Architectural Style: Eastlake

Date Built: 1890 est.

Significance: This circa 1890 Eastlake house was built by William H. Ramige, a rancher, and John Ramige, a trucker. George B. Harding, who was the Ontario City Treasurer (1896-1910), lived in the home from 1916 to 1923. During World War II this house was divided into three apartment units with one unit upstairs and two units downstairs. In 1981, the home was purchased by the Doug Campbell family and was converted back into a single-family residence.



420 West "H" Street- The August W. Mueller House

1048-262-37

Architectural Style: American Foursquare

Date Built: 1911

Significance: August Mueller, a local pioneer in carpentry, built the house in 1911 for \$4,000 and lived there until 1940. This grand residence is a significant contributor to the neighborhood. In recent years, the home has been restored. The garage-house-barn located in the rear was added in 1921 for \$200. Manly and Virginia Rose purchased the home in 1954 and resided there until 1986.





421 West "H" Street- The James G. White House

1048-271-02

Architectural Style: Craftsman Bungalow

Date Built: 1922

Significance: James G. White, prominent realtor of Ontario, resided in the home from 1924 until 1928. After arriving in San Bernardino County in 1910, Mr. White was one of the largest walnut growers in San Bernardino County and ran for a seat in the 1926 Election for the San Bernardino County Board of Supervisors.



732 North Vine Avenue- The Burt A. Reeve House

1048-271-42

Architectural Style: California Bungalow

Date Built: 1924

Significance: Burt A. Reeve built this home in 1924 at the cost of \$3,600. The Reeve family resided in this home until approximately 1979. Baffrey and Brenda Bentley owned the property for the next 20 years.



738 North Vine Avenue- The H.A. Reutman House

1048-271-43

Architectural Style: French Eclectic Revival

Date Built: 1922

Significance: This home is a fine example of French Eclectic Revival architecture. Long time resident, H.A. Ruetman resided in this home from 1951 through at least 2000.





744 North Vine Avenue- The A. B. Richardson House

1048-271-44

Architectural Style: French Eclectic Revival

Date Built: 1924

Significance: A.B. Richardson was listed the city directories as the first to reside in this home in 1926 . Mr. Richardson lived in the home until 1962. Rueben and Martha Franks purchased the home in 1962 and have remained the owners of the home ever since.



748 North Vine Avenue- The Watts House

1048-271-01

Architectural Style: Vernacular Wood Frame

Date Built: 1924

Significance: The Watts family lived in this home until 1938, at which time H.A. Smith purchased the home. The Smith family resided in the home until 1960. The current owner, David Pierce, has lived in the home for nearly 40 years.



808 & 816 North Vine Avenue- (Non-Contributor)

1048-262-36

Architectural Style: Modern Tract

Date Built: 1986

Significance: Non-Contributor

