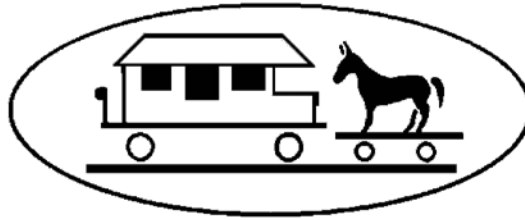


Historic Ontario



The "Model Colony"

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

AGENDA

October 11, 2018

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 September 13, 2018, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP18-027: A Mills Act Contract for a 1,618 square foot Prairie style residential building, a Contributor within the El Morado Court Historic District, located at 122 East El Morado Court, within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-242-02); **submitted by Tara Jessup. Planning Commission and City Council actions are required.****

1. CEQA Determination

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

2. File No. PHP18-027 (Mills Act)

Motion to recommend Approval/Denial

- C. REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-030: A request for a Tier Determination of a single family residence and a 1,300 square foot commercial building, which are Eligible Historic Resources, located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0108-404-01 and 0108-461-05); **City initiated.****

1. CEQA Determination

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

2. File No. PHP18-030 (Tier Determination)

Motion to Approve/Deny

DISCUSSION ITEMS:

1. Ontario Heritage Cemetery Tour is on October 13th at 10 am
2. Update on 2018-19 CLG Grant Project

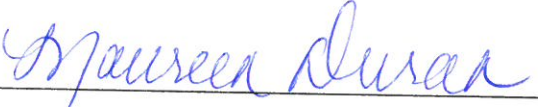
3. Update Euclid Avenue Street Tree planting for TCC
4. Update project status for the Bank of Italy Building

If you wish to appeal a decision of the **Historic Preservation Subcommittee**, you must do so within ten (10) days of the **Historic Preservation Subcommittee** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Historic Preservation Subcommittee** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Historic Preservation Subcommittee** at, or prior to, the public hearing.

The next **Historic Preservation Subcommittee** meets on November 8, 2018.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **October 5, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

September 13, 2018

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, at 5:30 PM

BOARD MEMBERS PRESENT

Richard Delman, Planning/Historic Preservation Commission Chairman
Robert Gregorek, Planning/Historic Preservation Commission Member
Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation Subcommittee Chairman

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Carolyn Bell, Senior Landscape Architect
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

There were no members of the public present

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the August 9, 2018 meeting of the Historic Preservation Subcommittee was made by Mr. Delman and seconded by Mr. Gregorek; and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-021:** A request to remove a single family residence (Eligible Historic Resource), from the Ontario Register of Historic Resources located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0108-404-01 and 0108-461-05);
Submitted by: Peter K. Chang. Continued from August 9, 2018 meeting.

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP18-021. Ms. Antuna stated that the residence is a good example of the Craftsman style of architecture and only has minor alterations, including window replacements, a small addition at the rear and a partial front porch enclosure. Harold C. Musser, the longest recorded owner of the property is a former owner of Shady Grove Dairies. The Musser family made significant contributions to the City of Ontario's dairy industry. The commercial building located on the west side of the property previously operated as a drive-thru market for Shady Grove Dairies, where they sold dairy products. Ms. Antuna stated that based on the architecture and the strong association with the dairy industry in the City and the region, the residence and the commercial building located at 1650 N. Grove Ave. and 1316 E. Seventh St. should remain on the Ontario Register of Historic Resources. Ms. Antuna recommended denial of the application.

Motion to deny **File No. PHP18-021** was made by Mr. Gregorek; seconded by Mr. Delman and denied unanimously by those present (3-0).

DISCUSSION ITEMS

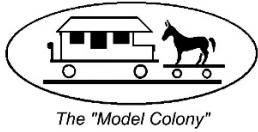
1. **Historic District Street Trees.** Carolyn Bell, Senior Landscape Architect, discussed the Street Tree Master Plan as it related to historic districts. Diane Ayala, Senior Planner, stated that identifying appropriate street trees in historic districts is the first step in a larger plan. Next steps will include identifying the existing tree conditions and then preparing a reforestation management plan. Ms. Bell shared what the existing historic street trees are and what the recommended replacement trees should be. The HPSC noted that street tree standards for replacement, care and phasing of reforestation should be appropriate to the historic district with all efforts made to preserve the historic character.
2. **ADA ramp at CCMA.** Diane Ayala, Senior Planner, shared with the HPSC elevations for an ADA ramp at the CCMA. Mr. Willoughby stated that the preferred option was to have the ramp setback from the street as much as possible. Mr. Gregorek suggested that the ramp should be screened with landscaping.
3. **Ontario Festival of the Arts, September 15, 2018.** Ms. Ayala reminded the HPSC that the inaugural Ontario Festival of the Arts is on September 15. Ontario Heritage and the Planning Department will both have booths.

There being no further business, the meeting was adjourned at 6:26 PM by Mr. Willoughby.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

October 11, 2018

DECISION NO.:

FILE NO.: PHP18-027

DESCRIPTION: A Mills Act Contract for a 1,618 square foot Prairie style residential building, a Contributor within the El Morado Court Historic District, located at 122 East El Morado Court within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1048-242-02); **Submitted by Tara Marie Jessup.**

PART I: BACKGROUND & ANALYSIS

TARA MARIE JESSUP, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP18-027 as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.25 acres of land located at 122 East El Morado Court, and is depicted in *Exhibit A: Project Location Map*, attached. The Glenn D. Smith House is a single-family residence and was constructed in 1915 in the Prairie architectural style. The property was designated by City Council on July 16, 2002 as a Contributor to the El Morado Court Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for a historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes installation of attic insulation in attic, an energy audit, electrical repairs, and refinishing hardwood floors and built-ins. Exterior work includes

roof repairs, repairs to cracks in stucco, exterior paint and window repairs. The improvements are valued at an estimated \$55,800. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*. A condition of approval has been included (Attachment "A") requiring that the applicant submit a plan to modify and legalize the non-conforming widened driveway and has been added to year one of the schedule of improvements.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$4,384
Mills Act Annual Taxes Projected:	\$2,855
Potential Total Annual Tax Savings:	\$1,529
Estimated Savings over 10 years:	\$15,288
Estimated Savings Percentage:	34.87%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$736
Mills Act Annual City Tax Revenue Estimated:	\$480
Estimated Total Annual Cost to the City:	\$256
Estimated Cost to the City over 10 years:	\$2,568

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$256. In exchange for this modest decrease in property tax revenues, approximately \$55,800 will be reinvested into the historic building over a ten-year period – a ratio of \$21.73 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

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

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

WHEREAS, 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 11, 2018, 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 recommending body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Glenn D. Smith House, located at 122 East El Morado Court, was designated as a Contributor to the El Morado Court Historic District on July 16, 2002; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the

City Council approve the request for a Mills Act Contract subject to the condition of approval, 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 11th day of October 2018.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Exhibit B: Site Photographs Continued

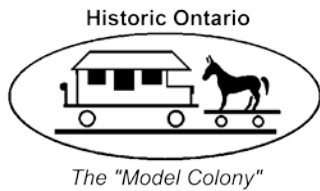


Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2019:	Energy Audit. Driveway restoration.	\$400
2020:	Electrical upgrades and repairs. Install new subpanel and rewire entire house.	\$9,000
2021:	Patch cracks in stucco on exterior walls. Paint exterior.	\$12,000
2022:	Reroof (hot tar) flat portion of house	\$20,000
2023:	Replace insulation in attic	\$3,500
2024:	Refinish hardwood floors in 3 bedrooms	\$3,100
2025:	Refinish original wood built-ins	\$1,900
2026:	Refinish interior wood on walls and interior door trim	\$1,900
2027:	Repair windows at south and west elevations	\$1,500
2028:	Refinish hardwood floors in living room, dining room and library	\$2,500
	Total	\$55,800

Attachment "A"

FILE NO. PHP18-027
CONDITIONS OF APPROVAL



MILLS ACT CONTRACT

CONDITIONS OF APPROVAL

Date:	October 11, 2018
File No.:	PHP18-027
Location:	122 East El Morado Court (APN: 1048-242-02)
Prepared By:	Elly Antuna, Assistant Planner
Description:	A Mills Act Contract for a 1,618 square foot Prairie style residential building, a Contributor within the El Morado Court Historic District, located at 122 East El Morado Court within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District.

CONDITIONS OF APPROVAL

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

1. Landscaping and Driveway.

1.1. In Year One (2019) of the Mills Act Contract, the driveway shall be modified to comply with the following Development Code standards:

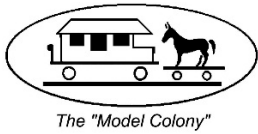
1.1.1. Ontario Development Code Section 4.02.050.B.2: A Certificate of Appropriateness shall be required for any:

- a. Alteration, addition, restoration, rehabilitation, remodeling, relocation, and/or resurfacing of a historic resource. Certificate of Appropriateness approval shall be required even if the City requires no other permits.
- b. For any work to the exterior of any noncontributing resource in a Historic District or on a historic property. A reasonable effort shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.

1.1.2. Ontario Development Code Section 6.01.010.F.6.b: A maximum of 45 percent of the front yard of traditional single-family lots that are open to public view may be comprised of hardscape materials, including, but not limited to paved porches, patio, courtyards, walkways, and driveways, and areas of gravel and/or decomposed granite.

1.1.3. Ontario Development Code Section 6.01.010.F.7.a.(2).(a): A driveway shall lead to a garage or carport, and shall not exceed the overall width of the garage or carport, except that vehicular access (maximum 10 FT in width) may be provided to side or rear yard area of lot used for vehicle storage.

- 1.1.4. Ontario Development Code Section 6.010.010.F.7.a.(2).(b): Temporary off-street parking within a front or street side yard area shall only be allowed on a driveway leading to a garage or carport.



Historic Preservation Subcommittee

October 11, 2018

DECISION NO:

FILE NO: PHP18-030

DESCRIPTION: A request for a Tier Determination of a single family residence and a commercial building (Eligible Historic Resources), located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. (APNs: 0108-404-01 and 0108-461-05)

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of a historic resource, File No. PHP18-030, 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 1.56 acres of land and contains one single-family residence, two detached accessory residential structures (not historic) and a commercial building.

(2) Project Background: In June 2018, an application (File No. PHP18-021) requesting approval to remove 1316 East Seventh Street and 1650 North Grove Avenue from the Ontario Register of Historic Resources was submitted by property owner, Peter Chang. The Historic Preservation Subcommittee voted unanimously (3-0) to deny the application (Decision No. HPSC18-019). At the request of the HPSC, the Tier Determination is now being brought forward.

To provide a greater level of certainty regarding the City's preservation goals, the Ontario 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 with landmark designations, demolitions, development plans, and/or specific plans. In an effort to identify significant

historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

(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 determined 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 Craftsman style residence and commercial building included in the project and is attached to this Decision as Exhibit A. It is recommended that both the Craftsman style residence and commercial building are designated as Tier II historic resources.

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 October 11, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

(1) The historic property included in the Project meets Tier 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 11th day of October, 2018.

Historic Preservation Subcommittee
Chairman

Exhibit A: Tier Determination Form



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: October 11, 2018

Location: 1316 East Seventh Street
1650 North Grove Avenue

Historic Name: Musser House and Shady Grove Drive-Thru

APN: 0108-404-01 and 0108-461-05

Decision Date: October 11, 2018

File No.: PHP18-030

Decision No.:

Tier Determination: II

Current Historic Status: Eligible

Description:



The two-story single family residence was constructed in 1909 (est.) in the early Craftsman style of architecture. The approximately 2,700 square foot residence was originally rectangular in plan, and features a regular pitch side-gabled roof covered in composition shingles with triangular braces in the gable ends. The house is clad in narrow horizontal wood siding, has a gable dormer on the primary and rear façade, and a wraparound curved front porch. The front porch is supported by a low rock wall with 7 square rock columns. The residence has a rock foundation and a rock chimney is featured on the east façade. The house has numerous windows that have been replaced with a mix of hung and slider vinyl windows. The original window openings and wood trim have not been altered.



The detached garage (not historic) is square shaped in plan and is covered in horizontal wood siding to match the house. The detached patio (not historic) is square shaped in plan. The residence is located at the center of a large lot, is setback over 150 feet from East Seventh Street and is partially obscured by mature and overgrown landscaping.

An approximately 1,300 square foot commercial building is located on the west side of the lot and is separated from the residence by a combination of 6' wood and 4' chain link fencing. The building is currently being used as a convenience store and is accessible from North Grove Avenue. The building is rectangular in plan and has a flat roof. On the east and west side of the building, the flat roof extends over 2 posts creating shelter for a double drive thru. The south wall is clad in corrugated metal and the remainder of the building is clad in stucco. There are two large entrances under each shelter that remain open during business hours. Corrugated metal doors slide to close these openings when not in use. The

Musser's owned and operated the convenience market as one of their drive-thru dairies in which they sold their dairy products since at least 1959.

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 single family residence is a good example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the horizontal wood siding, wide open eaves and exposed rafters, large gable style dormer, rock wraparound front porch, chimney and foundation. An approximately 220 square foot rectangular addition was constructed at the rear of the residence sometime between 1948 and 1959. The addition has a regular pitch, rear facing gabled roof, is clad in horizontal wood siding, and sits on a rock foundation. A permit was issued in 1966 to remodel the kitchen and to enclose a portion of the wraparound porch. Historic aerials indicate that the two existing detached accessory structures including a garage and a patio at the rear (south) of the residential structure were constructed between 1948 and 1959, replacing two original detached structures. The window replacements, partial enclosure of the front porch, and addition at the rear do not detract from the historic character of the resource and are easily reversible. Although the Craftsman style residence is largely intact, it is not one of the finest examples in the City of the Craftsman architectural style.

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:

The residence was one of the first in this area of the City, and was originally surrounded by orchards and other agricultural land. During the 1950s as land values and the demand for housing rose the surrounding area began to rapidly develop with single-family residences. The orchards and agricultural land were eventually replaced with single-family residences by the 1970s. The Craftsman style residence is the only remaining evidence of the areas agricultural past.

The residence was originally the home of Herb Mashburn, an orange grower. In 1926, C.S. Musser purchased the house and adjoining acreage, including 5 acres where Will Yellis had started a dairy in 1924. C.S. Musser's son, Harold C. Musser, occupied the house; his brother Alvin and C.S. each occupied other houses located east of this one on Seventh Street, the exact locations are unknown. Harold C. Musser is recorded as owner of the property until 1983. Musser passed away in November that same year.

C.S. Musser came from Idaho to the Ontario/Upland area in the 1920s. After making some money tending citrus and selling extra milk from their second cow, the family bought this property in 1924 and an additional 25 acres in 1934 for the Shady Grove Dairy. C.S. Musser, was one of two charter board members for the Dairymen's Service association formed in 1933. Over the years, under the Musser family's charge, the herd grew to hundreds of registered Holstein cows producing award-winning milk.

The commercial building along Grove Avenue was built in the late 1950s and operated as one of several drive-thru Shady Grove Dairy stores where the Musser family sold their products. Drive-thru dairy stores were popular during the 1960s through the 1980s as California businesses began to adjust and cater to the new automobile-oriented culture. These utilitarian structures were typically simple with open sides designed for easy customer access on all sides. Drive-thru dairy stores were commonly located at the front of working dairy farms, showing the close relationship of roadside and agricultural functions in the early days of suburbs.

The Shady Grove Dairy operated at this location until the Musser's felt urban encroachment and relocated the dairy to 13485 South Bon View (Ontario Ranch). Shady Grove Dairy became Ontario's largest, family-owned dairy featuring a complete line of quality dairy products. The family-run dairy produced and sold dairy products until the late 1970s, at which time the company transitioned to producing dairy products exclusively. Shady Grove Dairies ceased business operations sometime in the early 2000s.