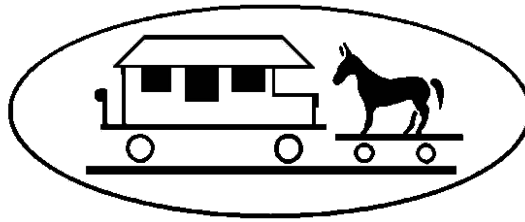


Historic Ontario



The "Model Colony"

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

AGENDA

December 10, 2020

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 VIA ZOOM

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 October 8, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP20-015:** A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 711 East J Street within the LDR-5 (Low Density Residential- 2.1 to 5 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-102-20). **Submitted by Larry Glen McMillin.**

1. CEQA Determination

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

2. File No. PHP20-015 (Eligible Historic Resource)

Motion to Approve/Deny

- C. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP20-016:** A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 730 East Rosewood Court within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-102-05) **Submitted by Kerry A. Bradford.**

1. CEQA Determination

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

2. File No. PHP20-016 (Eligible Historic Resource)

Motion to Approve/Deny

DISCUSSION ITEMS:

1. CLG Report – Updated Resumes

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 January 14, 2020.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **December 7, 2020** at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Gwen Berendsen

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION
(Presented to public via ZOOM)**

Historic Preservation Subcommittee

Minutes

October 8, 2020

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via ZOOM, by Robert Gregorek, at 5:40pm

BOARD MEMBERS PRESENT

Robert Gregorek, Chairman
Rick Gage, Planning Commissioner
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the September 15, 2020, Special Meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP20-012:** A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Dr. G. Ben Henke House, located at 1458 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-352-14) **submitted by Steven and Sylvia Romero. Historic Preservation Commission and City Council actions are required.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP20-012.

Motion recommending approval of **File No. PHP20-012** to the Planning/Historical Preservation Commission was approved unanimously by those present (3-0).

DISCUSSION ITEMS

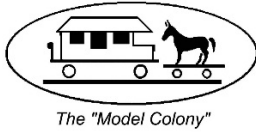
1. Update on the development of the C Block (Euclid Avenue, C Street, D Street and Lemon Avenue)

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

Respectfully submitted,



Diane Ayala
Senior Planner



Historic Preservation Subcommittee

December 10, 2020

DECISION NO.:

FILE NO.: PHP20-015

DESCRIPTION: A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 711 East J Street within the LDR-5 (Low Density Residential- 2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-102-20); submitted by **Larry Glen McMillin**.

PART I: BACKGROUND & ANALYSIS

LARRY GLEN MCMILLIN, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources (Ontario Register), File No. PHP20-015, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The Project site is located at 711 East J Street as depicted in *Exhibit A: Aerial Photograph* and is comprised of 0.16 acres of land. The site is developed with a residence, detached garage, and a small storage shed and is setback approximately 73 feet from the front property line. Entrance to the residence is along the west border of the property via an asphalt driveway leading to the detached two-car garage.

The Project site is located within an established single-family residential neighborhood. The residence is one of the first small-scale vernacular residences constructed on the block during the 1920s. The neighborhood remained undeveloped until the late 1940s and early 1950s when most of the surrounding single-family residences were constructed. The neighborhood is characterized by a mix of single-story Post War Tract and Minimal Traditional style residences which have been altered over the years, a 25-foot front yard setback, and rolled curbs. The neighborhood is not listed in the Ontario Register as a designated, proposed or potential historic district.

(2) Background: The Development Code allows for the removal of eligible or nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC). The HPSC shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Historic Context: The first recorded owner was Clara Gillett in 1930. Other occupants, according to the City directories, include Edward S. Minor, a city employee, who lived in the residence for 11 years (1937-1948) and the Parkes family who lived in the residence for over 70 years (1948- 2020). David Henry "Red" Parkes purchased the property in 1948. Mr. Parkes was a World War II veteran and an Ohio native who lived in Ontario for 14 years. According to Mr. Parkes obituary, he was "a retired custodian for Chaffey High School."

(4) Architectural Description: The one-story, wood-framed residence was constructed in 1925 (est.) and is approximately 715 square foot in size. It is rectangular in shape with a front facing gable roof intersected by a flat roof covered in composition shingles, depicting past alterations. The facade is enveloped in horizontal shiplap siding and features single-hung wood cased windows. The building is depicted in *Exhibit B: Site Photographs*.

The detached 2-car garage is located at the northwest corner of the site and was constructed in 1947 (est.). The garage was built in a similar vernacular style with wood horizontal siding and a front facing gable roof with shingles. A small metal storage shed is located to the east of the garage.

Sanborn maps indicates the original building was constructed as a single room. In 1930, a kitchen and bathroom were added converting the structure to a dwelling unit. A two-room addition at the northeast corner of the residence was constructed in 1938. The last major alteration occurred in 1950 when a bedroom was added to the northwest corner residence. Over the years, the condition of the residence has declined, but many of the original building materials remain.

(5) Evaluation: The residence, does not reflect distinguishing architectural characteristics of any particular architectural style. The building did not reach a dwelling status until 1930 when the later additions were constructed to convert the residence, as depicted on the *North Elevation*. These additions do not contribute to the historical significance of any particular architectural style.

Additionally, while research found families that resided in the residence for long periods of time, it failed to indicate any significant association with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

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 Historic Preservation Commission, 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 December 10, 2020, 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.

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

The residence does not have architectural components that add or exemplify any particular architectural style. Alterations, such as the addition of rooms, do not contribute to the historical integrity of the building. Research failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the residence does not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby determines that the property does not meet Designation Criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 4: Adoption of this Decision shall cause the property to be removed from listing on the Ontario Register of Historic Resources.

SECTION 5: 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 6: 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 10th day of December 2020.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: Site Photographs



Street View showing residence (right) with shed and garage to left.



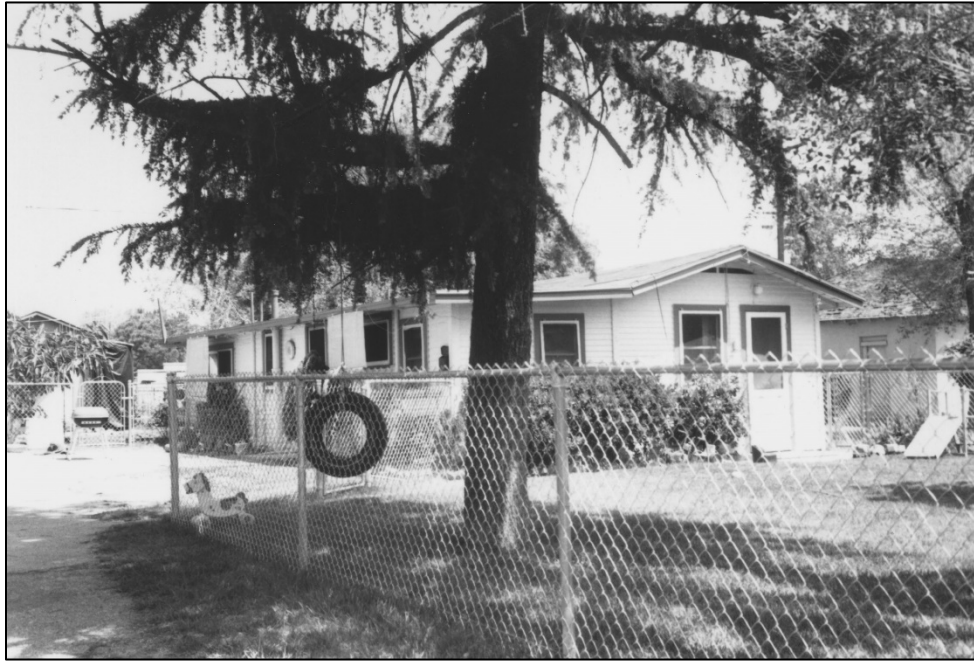
South Elevation



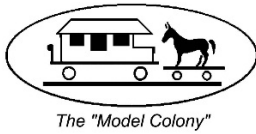
West Elevation



North Elevation



1984 Historic Resource Survey



Historic Preservation Subcommittee

December 10, 2020

DECISION NO.:

FILE NO.: PHP20-016

DESCRIPTION: A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 730 East Rosewood Court within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-102-05); **Submitted by: Kerry A. Bradford and Jay Santy**

PART I: BACKGROUND & ANALYSIS

KERRY A. BRADFORD AND JAY SANTY, (herein after referred to as “Applicant”) has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP20-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The Project site is comprised of 0.33 acres of land located at 730 East Rosewood Court and is depicted in *Exhibit A: Aerial Photograph*, attached. The Project site is located within an established residential neighborhood on the 700 block of East Rosewood Court and is not located within a designated, potential or proposed historic district (*Exhibit B: Historic District Map*). The site is developed with a residence and 2-car garage with an attached workshop and are depicted in *Exhibit C: Photographs*. The block is comprised of single-family dwellings constructed during the 1940s and 1950s, and a church building at the northeast corner of Campus Avenue and Rosewood Court. The block features rolled curbs with some mature front yard trees.

(2) **Background:** The City of Ontario Development Code allows for the removal of eligible or nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC). The HPSC shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) **Architectural Description:** The one-story single-family residence was constructed in 1946 by Joe and Della Hawkins and is depicted in *Exhibit C: Site Photographs*. The building is rectangular in plan and features a cross-gabled roof covered in composition shingles. The off-center entrance is accessed by 3 concrete steps. The building is clad in horizontal aluminum siding, has a brick chimney at the front facing gable, an enclosed rear patio and a small shed roof addition at the rear of the residence.

The patio enclosure and addition are constructed of aluminum paneling, and aluminum hung windows. The residence features a combination of wood framed hung windows with horizontal muntins on the upper and lower panes and fixed windows with grid patterns. The residence also features exposed rafter tails, aluminum awnings and decorative shutters.

A detached 2-car garage with an attached workshop is located east of the residence. It was constructed in 1953 in the Ranch architectural style by the residence's second owner, Mr. Ernest Baker. The garage features a side facing gable roof covered in composition shingles and is clad in horizontal wood siding. The workshop features pairs of wood framed hung windows with wood trim and a small shed patio with simple posts on the west elevation. In 1953, Mr. Baker also obtained a permit to change windows in the kitchen and dining room. Based on the window pattern and current floor plan, the altered windows are the 3 fixed windows with grid patterns on the primary facade. In 1973, the property transferred ownership to Archie and Dorothy Nelson, and in 1994, the current owner, Kerry Bradford, acquired the property.

(4) Evaluation: The residence has had numerous alterations including alteration of windows on the primary façade, a rear porch enclosure and a small addition of a laundry room at the rear of the residence. Additionally, the window frames on the residence extend past the aluminum siding (*Exhibit C: Site Photographs*) indicating the siding may not be original. Aluminum siding was popular during the 1940s and 1950s but began to fade in popularity soon after. Furthermore, the residence is not an excellent example or notable representation of a particular architectural style and would not be eligible for local landmark designation.

Additionally, research has failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria for landmark or district contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

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 Historic Preservation Commission, 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 December 10, 2020, 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.

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

The alterations, which include alteration of windows on the primary façade, a rear porch enclosure, a small addition of a laundry room at the rear of the residence and the installation of aluminum siding have diminished the overall integrity of the residence. Furthermore, the residence is not an excellent example or notable representation of a particular architectural style and would not be eligible for designation as an individual local landmark. The site is not located in a designated, proposed or potential historic district. Research failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the residence does not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby determines that the property does not meet the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 4: The adoption of this Decision shall cause the Property to be removed from listing on the Ontario Register of Historic Resources.

SECTION 5: 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 6: 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 10th day of December 2020.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: Historic District Map

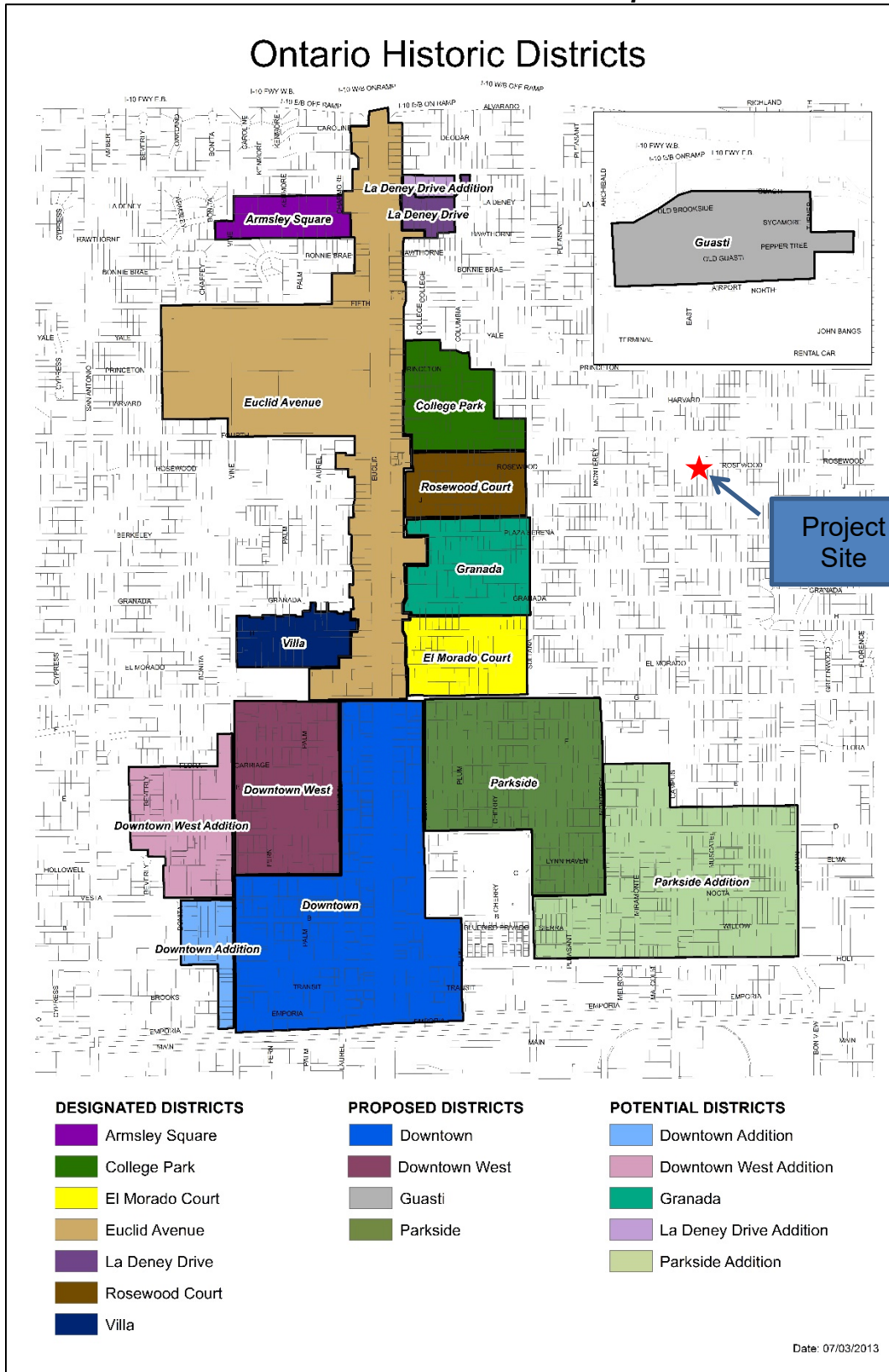


Exhibit C: Site Photographs



View looking northwest



1984 Historic Resource Survey

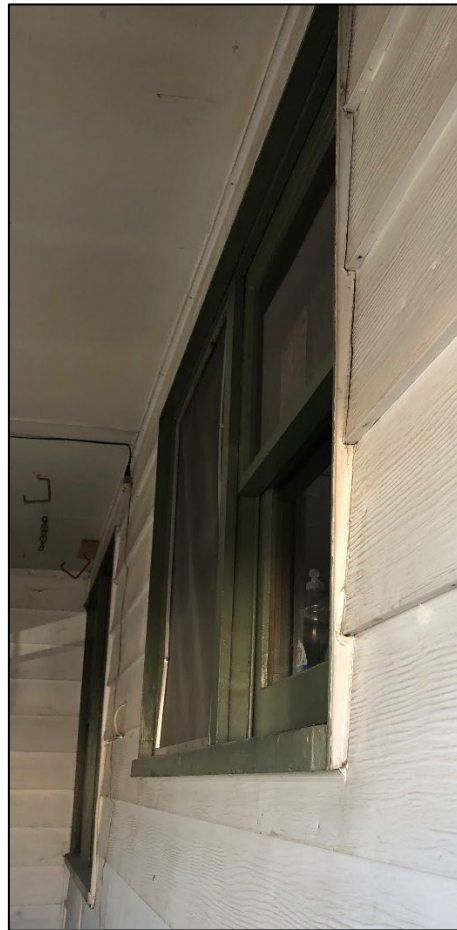
Exhibit C: Site Photographs Continued



East elevation – view looking northwest



South elevation – view looking northwest



Window with visible framing



2-Car Garage and workshop – view looking southeast