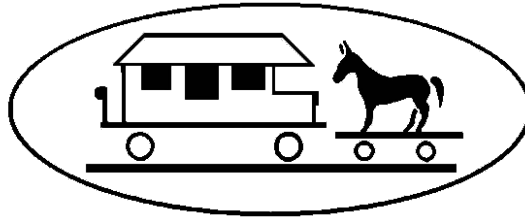


Historic Ontario



The "Model Colony"

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

AGENDA

February 11, 2021

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 VIA TELECONFERENCE ON 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 December 10, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP21-001:** 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 2112 South Oaks Avenue within the AR-2 (Residential-Agricultural—0 to 2.0 DU/Acre) Zoning District. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1014-561-30) **Submitted by the City of Ontario.**

1. CEQA Determination

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

2. File No. PHP21-001 (Eligibility Review)

Motion to Approve/Deny

- C. ITEM DESCRIPTION ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-016:** A Certificate of Appropriateness to demolish a Tier III historic resource (a 2,117 square foot Craftsman Bungalow single-family residence) to allow for construction of 22 multiple-family dwelling units on .88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an Environmental Impact Report (SCH# 2008101140) was certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1011-361-15) **submitted by AJ1 Development, LLC. Planning/Historic Preservation Commission action is required. Related File No. PDEV19-060.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PHP19-016 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

1. Detached ADU on Euclid Ave.
2. Jay Littleton Ballpark National Register Application
3. CLG Grant

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 March 11, 2021.

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 **February 8, 2021**, 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
(Presented to public via ZOOM)**

Historic Preservation Subcommittee

Minutes

December 10, 2020

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via ZOOM, by Robert Gregorek, at 5:30pm

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
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the October 8, 2020 Meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

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.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP20-015.

Motion to approve **File No. PHP20-015** was approved unanimously by those present (3-0).

- 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.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP20-016.

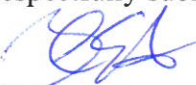
Motion to approve **File No. PHP20-015** was approved unanimously by those present (3-0).

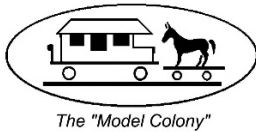
DISCUSSION ITEMS

1. CLG Report – Updated Resumes
2. Gloria’s Cocina – Patio Cover

There being no further business, the meeting was adjourned at 6:07pm.

Respectfully submitted,


Elly Antuna
Associate Planner



Historic Preservation Subcommittee

February 11, 2021

DECISION NO.:

FILE NO.: PHP21-001

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 2112 South Oaks Avenue within the AR-2 (Residential Agricultural-0 to 2.0 DU/Acre) zoning district. (APN: 1014-561-30); by the **City of Ontario**.

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (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. PHP21-001, 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 1.01 acres of land located at 2112 South Oaks Avenue and is depicted in *Exhibit A: Aerial Photographs*, attached. The project site is located in an established residential neighborhood, northwest of Philadelphia Street and Oaks Avenue. The site is developed with a single-family residence, two detached two-car garages, a secondary residence, a storage shed, and a pool with two pool houses depicted in *Exhibit C: Site Photographs*. The area developed as a single-family neighborhood from the 1950s to the 2000s. The Homer F. Briggs Park located east of the project site was constructed in the 1980s. The project site is not located within a designated, proposed, or potential historic district.

(2) Background: The City of Ontario Development Code allows for the addition and removal of eligible or nominated historic resources from the Ontario Register upon evaluation 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. A Historic Resources Assessment Report for the Project was prepared by Sapphos Environmental, Inc. (November 18, 2020) providing the basis for review and evaluation of project eligibility.

(3) Architectural Description: The one-story primary single-family residence (No.1) was constructed in the 1930s by Elmer Jertberg and is depicted in *Exhibit B: Site Photographs*. (No.1) The vernacular main residence is square in plan with a stucco finish

and wood trim. It has a cross-gabled roof with composition shingles. The residence currently has a variation of window styles (single-hung, double-hung, sliders, and casement) in wood or vinyl material. A covered porch wraps along the southeastern corner of the residence with T shape wood posts. An attached trellis is located along the eastern façade. A larger wooded trellis is located along the northern façade. Entrances to the residence are found along the north and south façades with wooden doors.

(No.2) A detached garage is located north of the main residence built in 2000 with a gable roof and a stucco clad finish. The garage has a laundry and restroom with a wooden trellis along the west façade.

(No. 3) A second detached garage is found further north on the project site. It is rectangular in plan constructed with wood board and batten siding and entrance along the south façade.

(No.4) A secondary residence is located to the west of the primary residence. It is irregular in plan with various roof types that include shed, gabled, and flat. The front façade assimilates an L shape. Room additions to this structure are noticeable, but dates of the additions were not found.

(No.5) The last structure found on site is an auxiliary building, a rectangular plan storage structure with vertical wood siding and a corrugated sheet metal shed roof located at the north border of the site.

(No.6) Two pool houses and a pool are located at the middle of the site. It has a concrete patio with some wood trellis and a BBQ pit. The pool houses have hipped roofs and stucco finishes with extended wood trim.

(4) Evaluation: The main residence has had numerous alterations including altering and replacing windows to various styles and different materials. Window openings and trim have also been altered as seen along the southwest elevation. The window is a modern vinyl slider window and does not include the original wood trim design seen on the original windows. According to building permit records, foundation repairs occurred in 1962, the patio covers, and trellis were extended along the northern façade in 1996, and the kitchen was remodeled in 2001. The 1984 survey images indicate that since then a concrete planter was added along the border of the northern elevation making it more ornamental than its original simplistic design. The vernacular construction and alterations have rendered the residence devoid of any particular architectural style. Furthermore, no noticeably significant workmanship is present in the construction of the residence, nor is it associated with any significant architect or builder.

The site has also developed and changed drastically since the 1930s when the Jertbergs acquired the land. "The Jertberg's Ranch," as it is known, originally covered a total of 10 acres full of walnut and peach trees. It was used as a strawberry field in the 1950s. By the 1980s, most of the 10 acres were subdivided and sold leaving the existing one-acre

to the Jertberg Family. Today, the property does not have an agricultural use nor do any of the original trees remain. The other structures found within the site have been altered or were built outside of the agricultural period of significance.

Elmer Jertberg was a department store owner in Chino and a farmer. In 1986 the property was passed to Jeff Kelly, the son-in-law of Joseph H. Jertberg, Elmer's son. Although, the family have been long time Ontario residents, evidence was not found indicating they made 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 Planning/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 February 11, 2021, 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:

Modifications to the main residence including window alterations, additions to the exterior of the house such as the incorporation of trellises and concrete planters along the northern facade alter the simplistic original design, and indicate the residence is not an excellent example or notable representation of a particular architectural style. "The Jertberg's Ranch" no longer conveys a relationship to the agricultural history of the City as all the original peach and walnut trees that once surrounded the property have been removed and replaced by the auxiliary buildings. Furthermore, 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.

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 11th day of February 2021.

Historic Preservation Subcommittee

Exhibit A: Aerial Photographs



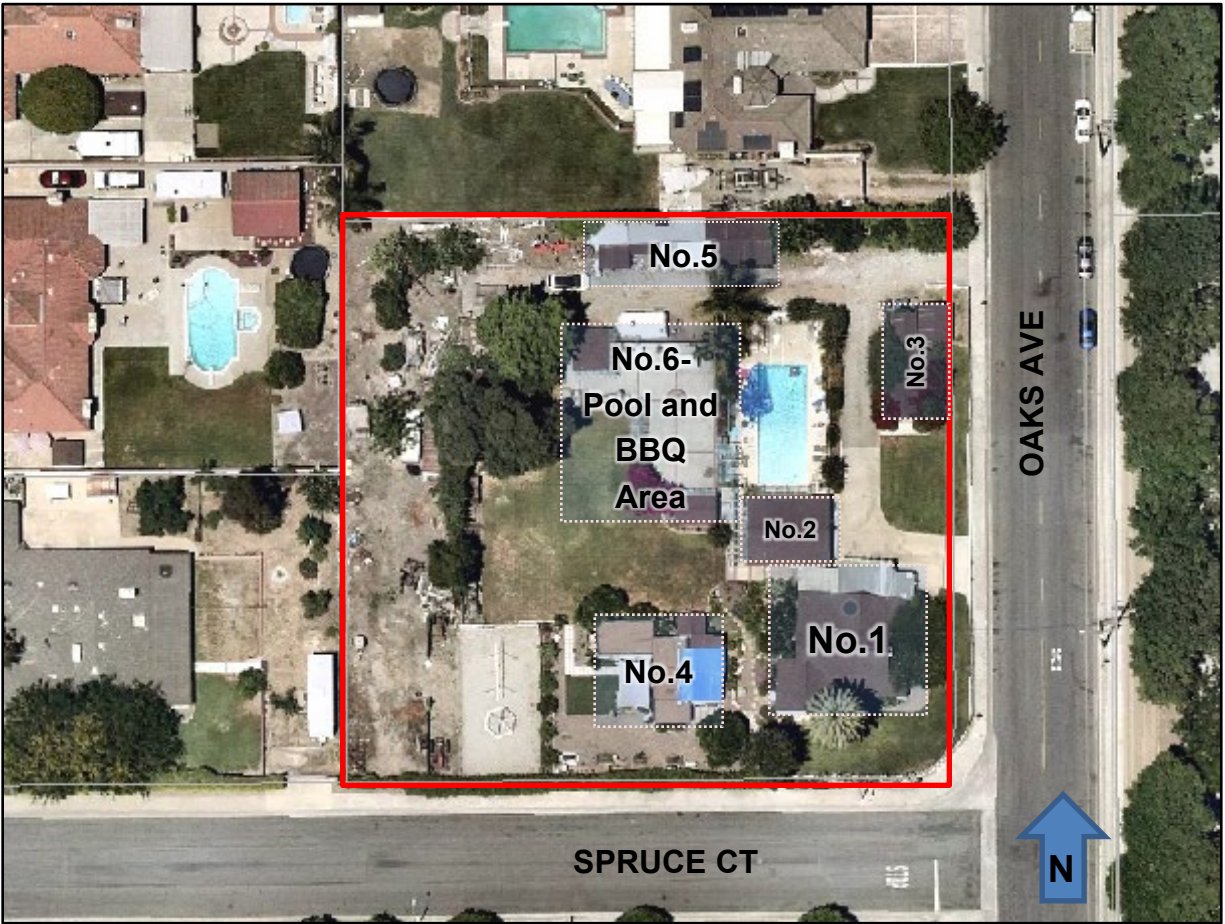


Exhibit B: Site Photographs



View looking Northwest



1984 Historic Resource Survey (view looking southeast)

Exhibit B: Site Photographs Continued



1984 Historic Resource Survey (view looking northwest)



(No.1) Main Residence West elevation – view looking west



(No.1) Main Residence South elevation – view looking north



(No.1) Main Residence North elevation – view looking south



(No.1) Main Residence East elevation – view looking west



(No.2) Detached Garage –West Façade



(No.3) Detached Garage –South Façade



*(No.4) Secondary Residence
South Elevation*



(No.5) Auxiliary Building 1

***Exhibit C: Historic Resources Assessment Report
by Sapphos Environmental Inc.***

HISTORIC RESOURCES ASSESSMENT REPORT

**2112 S. OAKS AVENUE
ONTARIO, CALIFORNIA 91762**

PREPARED FOR:

**MR. RIXON KIEN
C/O TOM LINDLEY REALTY
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(909) 229-2110
TLINDLEYJR@VERIZON.NET**

PREPARED BY:

**SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107**

NOVEMBER 18, 2020

EXECUTIVE SUMMARY

This report presents the results of a historic resources assessment for the property located at 2112 S. Oaks Avenue (Assessor Parcel Number [APN] 101-456-130) in the City of Ontario, San Bernardino County, California. The purpose of this report is to determine if the buildings, individually or collectively, constitute as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City of Ontario (City) to determine the appropriate level of environmental review for consideration of the requested remodel of the existing single-family residence, demolition of ancillary buildings, and construction of additional single-family housing. The property is situated on a residential street north of W. Philadelphia Street and west of Homer F. Briggs Park. The subject property was identified in a 1984 historic resources survey of the City as the “Jertberg Ranch Diamond Walnut Grove” and was subsequently included on the City’s list of eligible historic resources.

Sapphos Environmental, Inc. was retained to determine if the buildings located on the project site may be eligible for listing on the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), as a City of Ontario Historic Landmark (Historic Landmark), or as a contributor to a potential historic district. The evaluation was completed by Sapphos Environmental, Inc.’s Architectural Historians (Ms. Kasey Conley and Ms. Carrie Chasteen; Appendix A, *Key Personnel Resumes*) who meet the Secretary of Interior’s *Professional Qualifications Standards* for Architectural History and History.

After careful research and evaluation, Sapphos Environmental, Inc. concluded that the buildings do not appear to be individually eligible for listing in the National Register, the California Register, or as a Historic Landmark. The property does not reflect significant events, or special elements, of the City’s history and does not embody distinguishing architectural characteristics of a style, type, period, or method of construction. Additionally, the subject property would not contribute to a potential historic district as the surrounding buildings do not convey a cohesive pattern of development or architectural style. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines, and the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

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SECTION 1.0
PROJECT DESCRIPTION

1.1 LOCATION AND SETTING

The subject property is situated on a residential street north of W. Philadelphia Street and west of Homer F. Brigg Park in the City of Ontario (city). W. Philadelphia Street is an arterial roadway spanning approximately 12 miles from Pomona in the west to Riverside in the east. The project site comprises a 1-acre parcel on the northwest corner of S. Oaks Avenue and W. Spruce Court that includes a 1-story vernacular building with numerous ancillary buildings.

Development surrounding the project site is characterized by parcels with primarily Minimal Traditional and Contemporary style single-family development ranging in date from 1950 to the 2000s (Figures 1A–B, *Setting S. Oaks Avenue*; Figure 2, *Sketch Map, 2112 S. Oaks Avenue*; Figure 3, *Project Location Map, 2112 S. Oaks Avenue*). The area to the east of the subject property is an open park, Homer F. Briggs Park.

1.2 PROPOSED PROJECT

The proposed project would remodel the existing 1-story residence, demolish the additional ancillary buildings, and construct additional single-family housing.



Figure 1A. Setting (view north), S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 1B. Setting (view southwest), S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

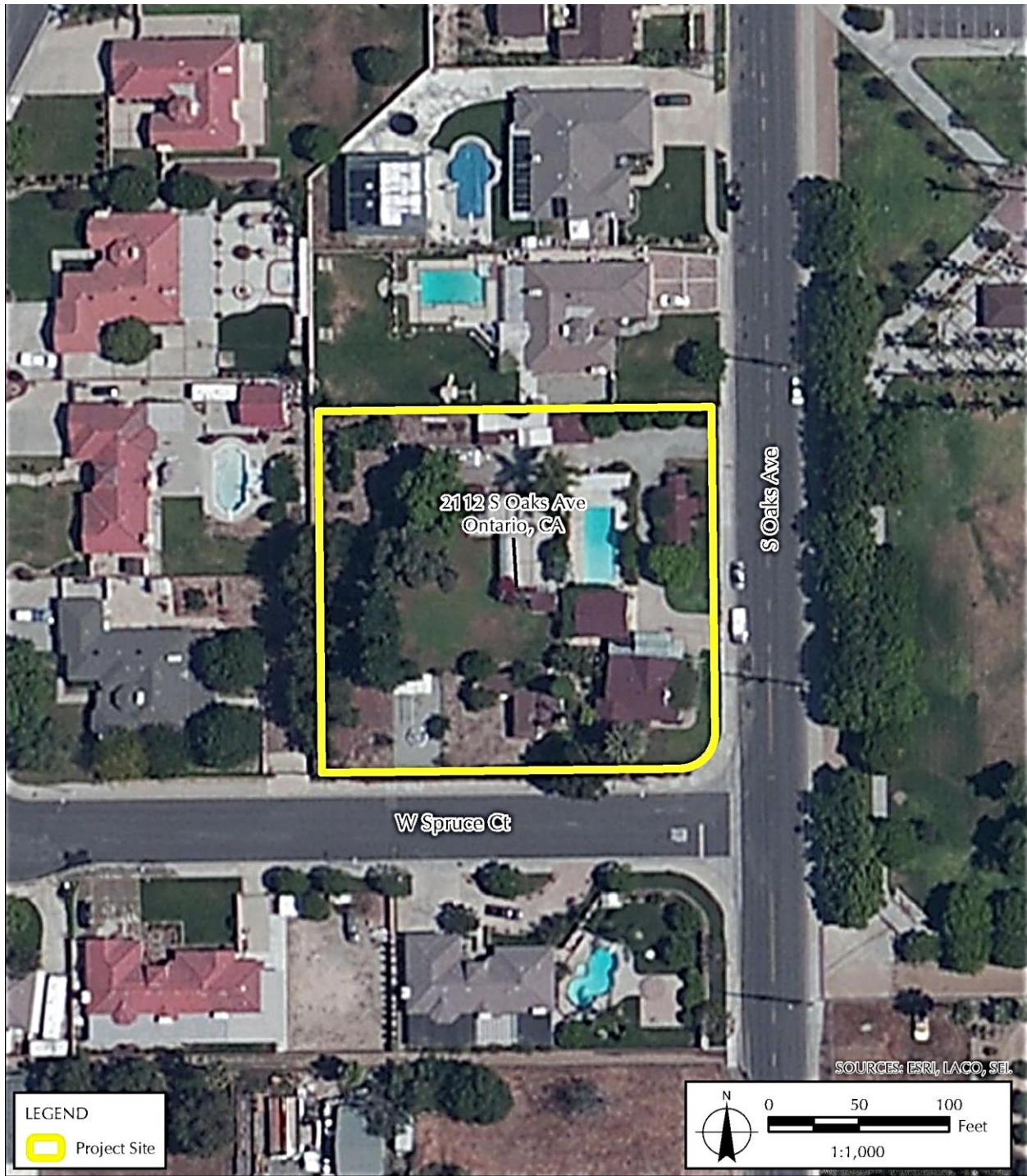


Figure 2. Sketch Map, 2112 S. Oaks Avenue
 SOURCE: Sapphos Environmental, Inc., 2020

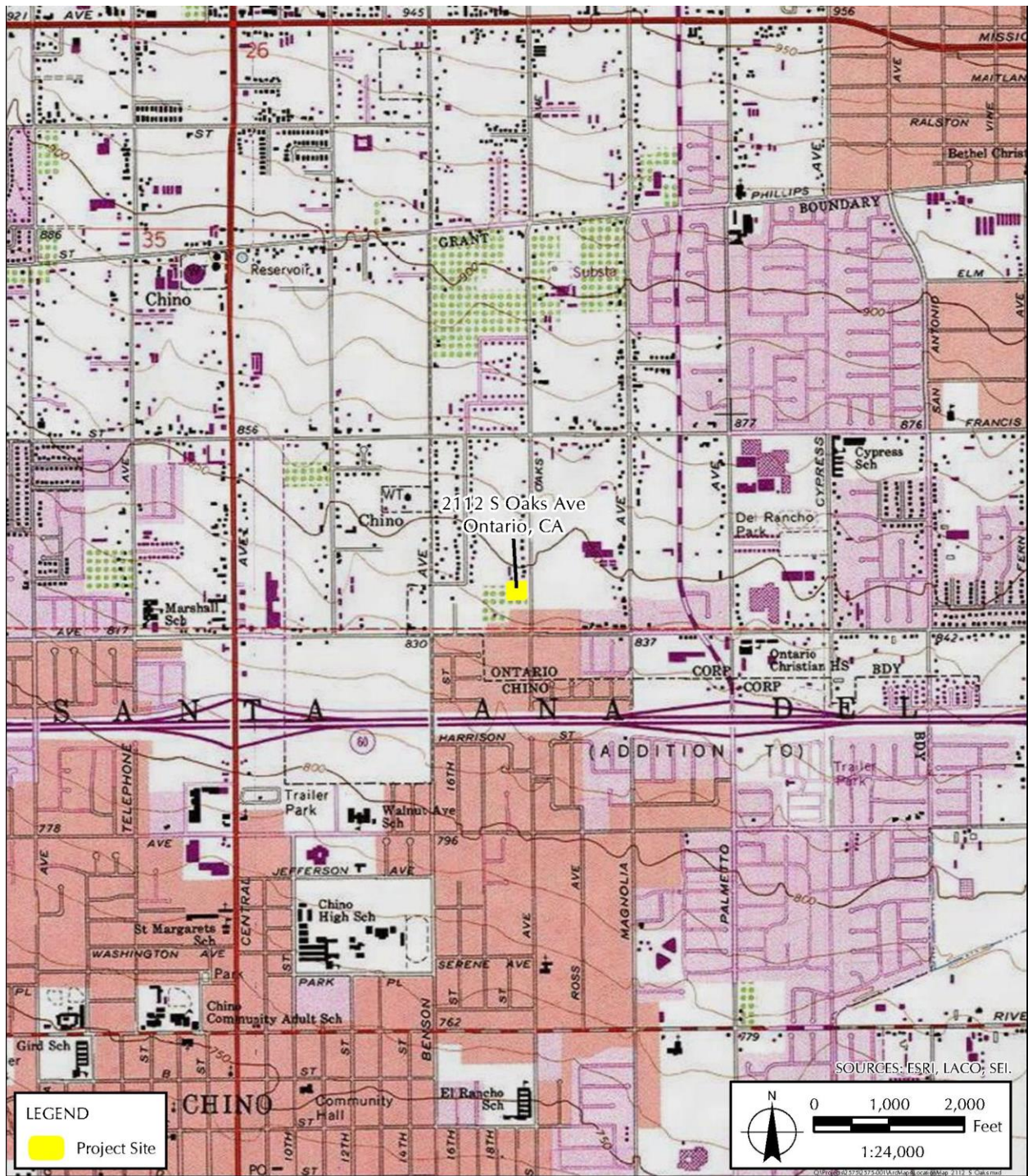


Figure 3. Project Location Map, 2112 S. Oaks Avenue
 SOURCE: U.S. Geological Survey, 1981

SECTION 2.0 METHODOLOGY

The historic evaluation was based on four primary research efforts:

1. Conducted a field inspection of the project site on October 28, 2020, to ascertain the general condition and physical integrity of the exterior of the buildings thereon. Digital photographs were taken during the site inspection. Field notes were made.
2. Reviewed the building permits for the subject parcel from the City Building Department. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection and historic aerial photographs.
3. Researched the project site and surrounding area at the Ontario Public Library and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for San Bernardino County, newspapers, Ontario city directories, reference books, and articles.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the building on the project site.

SECTION 3.0 REGULATORY FRAMEWORK

3.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register of Historic Places (National Register):

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to National Register Bulletin No. 15, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in National Register Bulletin No. 15 as “the ability of a property to convey its significance.”¹ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

3.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 California Code of Regulations (CCR), Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register of Historical Resources (California Register):

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

- 1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- 2. *Is associated with the lives of persons important in our past;*

¹ National Park Service, U.S. Department of the Interior. 2017. *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*. Washington, DC. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 4852(C) of the CCR² defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

3.3 CITY OF ONTARIO³

Sec. 9-1.2615: Designation Criteria

The following criteria are established for the designation of Historical Resources into one of the following categories:

- A. Historic Landmarks. Historic Landmarks shall include any property designated as an Historic Landmark prior to September 1, 2003 or any Historical Resource designated under this ordinance as an Historic Landmark. Any Historical Resource may be designated an Historic Landmark by the City Council pursuant to Section 9- 1.2620 if:
 1. It meets the criteria for listing in the National Register of Historic Places; or
 2. It meets the criteria for listing in the California Register of Historical Resources; or
 3. It meets one or more of the following criteria:
 - a. It exemplifies or reflects special elements of the city's history;
 - b. It is identified with persons or events significant in local, state, or national history;
 - c. It is representative of the work of a notable builder, designer, architect, or artist;
 - d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
 - e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
 - f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

² California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

³ City of Ontario, Article 26: Historic Preservation. August 2011.

- g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or,
 - h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.
- B. Historic Districts. Historic Districts shall include any neighborhood or area previously designated as an Historic District prior to September 1, 2003 or any Historical Resource designated under this ordinance as an 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:
- 1. Meets the criteria for listing in the National Register of Historic Places; or
 - 2. Meets the criteria for listing in the California Register of Historical Resources; or
 - 3. Meets any one of the following criteria:
 - a. 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; or Article 26: Historic Preservation City of Ontario Development Code, page 26-6, August 2011;
 - b. 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;
 - c. Is associated with, or the contributing resources are unified by, events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
 - d. Is or the contributing resources are, associated with the lives of persons important to Ontario, California, or national history.
- C. Automatic Designation. Any property listed in the National Register of Historic Places or the California Register of Historical Resources will automatically be designated as a Local Historic Landmark. Any neighborhood or area listed in the National Register of Historic Places or the California Register of Historic Resources will automatically be designated as a Local Historic District. Any property identified as a contributing structure to a District listed on the National Register of Historic Places or the California Register of Historic Resources will be considered a contributing structure in the Local Historic District.
- D. Architectural Conservation Areas. An Architectural Conservation Area is intended to provide the ability to protect the character of unique neighborhoods that may not have historical significance. An Architectural Conservation Area shall be designated using the process for designating Historic Landmarks and Districts but using the criteria listed below. Properties within an Architectural Conservation Area are not evaluated for historic significance, and therefore, are not considered eligible historic structures or eligible historic districts.

Any neighborhood may be designated as an Architectural Conservation Area by the City Council pursuant to Section 9-1.2620 if:

- 1. The neighborhood meets any one of the following criteria:
 - a. Architecture: It is a geographically definable area that conveys a sense of architectural cohesiveness through its design, setting, materials, workmanship

- or association; or
 - b. Development / Settlement: It 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 or represents established and familiar visual features in the community.
2. A Conservation Plan has been prepared in accordance with Section 9-1.2627, outline the character-defining features of the neighborhood, and appropriate design guidelines that will keep the character of the neighborhood.
- E. Considerations in evaluating properties (Integrity). In addition to having significance, resource(s) must have integrity for the time in which it is significant. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Only after significance has been established, should the issue of integrity be addressed. The following should be considered when evaluating properties for integrity.
1. Design. Any alterations to the property should not have adversely affected the character defining features of the property. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance; City of Ontario Development Code Article 26: Historic Preservation, page 26-7, August 2011.
 2. Setting. Changes in the immediate surroundings of the property (buildings, land use, topography, etc.) should not have adversely affected the character of the property.
 3. Materials and Workmanship. Any original materials should be retained, or if they have been removed or altered, the replacements have been made that are compatible with the original materials.
 4. Location. The relationship between the property and its location is an important part of integrity. The place where the property was built and where historic events occurred is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in a few cases, the relationship between a property and its historic associations is destroyed if the property is moved.
 5. Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district such as the Guasti Winery, retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century.
 6. Association. Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility.

Historical resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

SECTION 4.0 RECORD SEARCH

4.1 RECORD SEARCH

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for San Bernardino County, available from the California Office of Historic Preservation (updated March 3, 2020), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register of Historic Places – Listed (2020);
- California Register of Historical Resources – Listed (2020);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates); and
- Built Environment Resources Directory (2020); and
- City of Ontario List of Historic Landmarks (2020); and
- City of Ontario List of Eligible Resources (2020).


4.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

Based upon information provided by the City Planning Department and by the Model City History Room at the Ontario Library, the property was identified in a 1984 historic resources survey as the “Jertberg Ranch Diamond Walnut Grove.” The survey did not assign a status code to the property, and the property has not been surveyed since.

SECTION 5.0 HISTORIC CONTEXT

The historic context contained in this report is derived from the 2007 *City of Ontario Citrus Industry Historic Context Statement*.⁴

HISTORIC CONTEXT

National Register Bulletin 24, *Guidelines for Local Surveys*, states that the historic context developed in support of historic resource surveys should analyze and describe the “broad pattern of historical development in a community or its region that may be represented by historic resources.”⁵ Developing a historic context for survey areas is further described by the National Register Bulletin as vital for providing a basis for a survey effort, helping researchers successfully identify all significant resources, and helping eliminate unintended biases. Through a review of the history and prehistory of the state and region under consideration, the historic context should define important patterns of development that may be reflected in the area’s historic resources.  should be noted, a historic context statement had not been completed at the time of the 1984 survey and identification of the subject property.

Three Historic Context Statements have been completed for the City of Ontario including:

- Dairy Industry Historic Context (2004)⁷
- Citrus Industry Historic Context (2007)⁸
- Dorr B. Lee (local citrus farmer) Historic Context 2006)⁹

This report utilizes the Citrus Industry Historic Context Statement, specifically *The Development of the Citrus Industry in Ontario* theme:

When the Chaffey brothers founded the Ontario colony, they had spent the last few years in Riverside witnessing their father’s, W.B. Chaffey, experimentation with oranges. They soon realized that the soil of their new development was also well-suited to fruit growing.

⁴ City of Ontario Planning Department. February 2007. *Historic Context for The City of Ontario’s Citrus Industry*. Prepared by: GPA Consulting, Redondo Beach, CA. Accessed November 2020. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/citrus_industry.pdf

⁵ National Park Service, U.S. Department of the Interior. *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, DC. Accessed August 18, 2006. Available at: <http://www.cr.nps.gov/nr/publications/bulletins/nrb24/chapter1.htm>

⁶ U.S. Department of the Interior, National Park Service. Accessed August 18, 2006. *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, DC. Available at: <http://www.cr.nps.gov/nr/publications/bulletins/nrb24/chapter1.htm>

⁷ City of Ontario Planning Department. February 2007. *Historic Context for The City of Ontario’s Citrus Industry*. Prepared by: GPA Consulting, Redondo Beach, CA. Accessed November 2020. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/citrus_industry.pdf

⁸ City of Ontario Planning Department. September 2004. *The City of Ontario’s Historic Context For the New Model Colony Area*. Prepared by: GPA Consulting, Redondo Beach, CA. Accessed November 2020. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/the_dairy_industry.pdf

⁹ City of Ontario Planning Department. December 2006. *Historic Context for The Dorr B. Lee Citrus Ranch Farmhouse*. Prepared by: GPA Consulting, Redondo Beach, CA. Accessed November 2020. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/the_dairy_industry.pdf

However in 1882, orange trees were too scarce and expensive at \$100 an acre to turn to citrus, so at first other types of fruit were planted.¹⁰ By 1884, Ontario Nursery owner D.A. Shaw reported that there were “40,000 peach trees, 29,000 pear trees, 15,000 seedling apple trees, 16,000 grafted apple trees, 1,000 cherry trees, and 16,000 grape cuttings set out in orchards and vineyards.”¹¹ These fast-growing deciduous fruits became a stable crop for Ontario throughout the late nineteenth century. The first documented orange grove planted in Ontario was that of L.S. Dyer on San Antonio Avenue between Fifth and Sixth Streets. The success of his crop influenced others to try their luck at citrus growing. Fred L. Alles was given credit in the Los Angeles Times in 1885 for producing the first orange in Ontario on a “newly set tree.” It was reported that a plaster cast was made of it.¹²

During the late 19th century, there was a huge explosion in the planting of orange crops in Ontario. By 1878, it was reported that some 700 acres of crops had been planted, and by 1889 the acreage had increased to over 2,000. At this time, Ontario was rated as having the second largest citrus acreage in the state.¹³

Many early citrus pioneers were establishing their groves by this time and were also contributing to the development of the city by increasing landownership and bringing their own cultures, knowledge, and talents to the area. According to Ontario city directories, newspaper clippings and the leadership rosters of the Ontario citrus associations, some of the most well-known Ontario citrus pioneers included Glenn D. Smith, H. E. Swan, A. T. Hamilton, K. D. Blaikie, W. L. Cook, N. H. Garrison, C. C. Graber, Hugh Latimer, James P. Lindley, William Lindley, William Laidlaw, G. W. Russell, W. P. Arden, L. W. Cushman, J. F. Wyon, B. E. Williams, L. A. Stone, Knud Benson, David Crawford, James Cooney, S. C. Pitzer, F. D. Green, B. F. Singer, C. B. Ford, D. K. Brant, Daniel Gibier, James Monroe, E. M. Dillman, Charles D. Adams, F. D. Green, George W. Turner, George W. Naftel, Frank W. Ford, Dorr B. Lee, P. H. Brown, and the Stewart brothers – Lyman, Wilton and William.

The Stewart brothers were especially well-known within the Ontario citrus industry. Lyman Stewart was the second largest stockholder of the Ontario Land and Improvement Company, and along with his brothers Milton and William, had acquired some 800 acres of land in Ontario by the 1890s. The family ran their own packing house, the Stewart Citrus Association Packing House, which was a member of the Ontario-Cucamonga Fruit Exchange and packaged such brands as “Blue Jay,” “Lotus,” “Bear” and “Coyote.”¹⁴

¹⁰ Lee, Beatrice Parson. 2 May 1929. *The History and Development of the Ontario Colony: A Thesis Presented to the Department of History, University of California.* p. 72.

¹¹ Austen, Ruth. 1990. *Ontario: The Model Colony: An Illustrated History.* Windsor Publication, Inc. p. 60.

¹² Lee, Beatrice Parson. 2 May 1929. *The History and Development of the Ontario Colony: A Thesis Presented to the Department of History, University of California.* p. 72.

¹³ Syke, Dr. R.C. 5 February 1890. “The Citrus Industry.” *Ontario Record* (Ontario, CA).

¹⁴ Ontario Planning/Historic Preservation Commission. 28 June 2005. “Landmark Designation of the W.B. Stewart House. Staff Report, p. 2.

John Perry Ensley was also a very well-known Ontario citrus grower. Ensley settled in Ontario in 1885 and cleared several acres for citrus development which “started the development of other citrus tracts” in the area, as well as Upland.³⁶ He was one of the original settlers of Ontario and was elected to the board of trustees for nine years and served as mayor for several terms. He was also one of the organizers of the San Antonio Water Company and served as its director for three terms. He was a member of the Ontario Citrus Fruit Association and represented them to the Ontario Cucamonga Fruit Exchange.

SECTION 6.0

DESCRIPTION OF EVALUATED RESOURCES

6.1 ARCHITECTURAL DESCRIPTION

The subject property is located on a 1-acre lot situated on the northwest corner of S. Oaks Avenue and W. Spruce Court. The property consists of a 1-story vernacular residence with a generally square footprint located on the southeast corner of the lot. The residence is set back approximately 25–30 feet from both S. Oaks Avenue and W. Spruce Court. The building has a cross-gabled roof with little to no eave overhang and is clad in textured stucco, which is an alteration. Additionally, there is a detached garage and numerous ancillary buildings on the parcel (Figure 4, 2112 S. Oaks Avenue).



Figure 4. 2112 S. Oaks Avenue (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2020*

Primary Façade

The primary façade faces W. Spruce Court. W. Spruce Court which leads to Almond Street in the west are non-through streets that were added after 1994, when the last of the groves to the west were developed for residential use. The residence was originally only accessible by S. Oaks Avenue. An enclosed porch spans the majority the façade and is covered by an extension of the roofline supported by square 'T'-shaped posts. The porch is concrete, accessed by two steps, and wraps around to the eastern façade. The entrance is centrally located, with a wood and screen door and a single-hung wood window is located to the west of the entrance. The western end of the façade has a front facing gable with a vinyl sliding window. Scarring around the window shows evidence the window was infilled when the original was replaced and is not the original size (Figures 5A–C, *Primary Façade, 2112 S. Oaks Avenue*).



Figure 5A. Primary Façade (view north), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 5B. Primary Façade (view northwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 5C. Primary Façade (view north), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Eastern Façade

The eastern façade faces S. Oaks Avenue and is obscured from the public right-of-way by a trellis addition with heavy vegetation. The trellis has wood horizontal beams extending from the façade which are supported by round metal posts. The façade has a mix of vinyl casement and double-hung wood window (Figures 6A–C, *Eastern Façade, 2112 S. Oaks Avenue*).

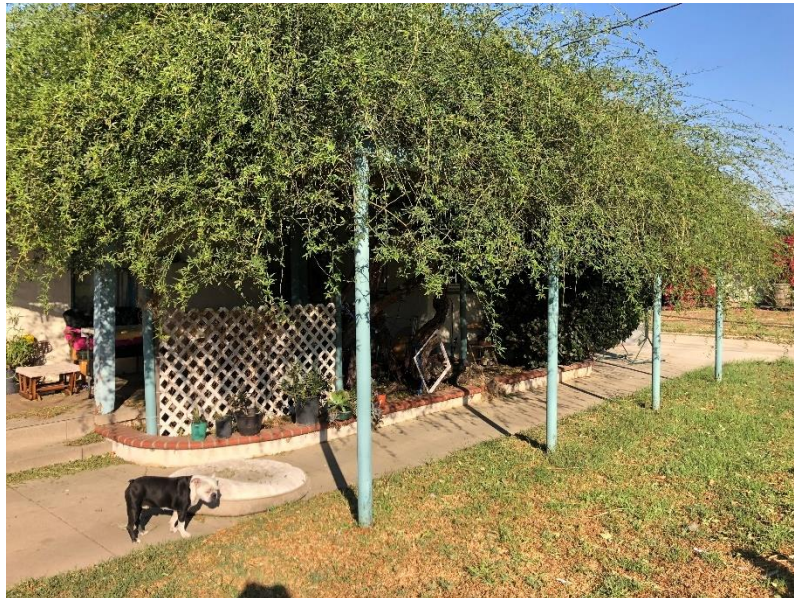


Figure 6A. Eastern Façade (view northwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 6B. Eastern Façade (view northwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 6C. Eastern Façade (view northwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Northern (Rear) Façade

The northern (rear) façade is covered by a wood trellis supported by metal posts. The façade has two wood door entrances, one towards the east and one at the center. A mix of vinyl sliding and double-hung casement windows can be found along the façade (Figure 7, *Northern Rear Façade, 2112 S. Oaks Avenue*).



Figure 7. Northern Rear Façade (view south), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Western Façade

The western façade has multiple single-hung vinyl windows. It is clad in textured stucco with a small louver vent in the gable (Figure 8, *Western Façade, 2112 S. Oaks Avenue*).



Figure 8. Western Façade (view southeast), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Detached Garage No.1

The detached garage located off the northwest corner of the residence has a square footprint, is clad in stucco, and has a gabled roof. The eastern façade faces S. Oaks Avenue, and a metal roll-up door with square lights across the top spans the majority of the façade. Restrooms and a laundry room were added to the interior of the garage and are accessed by wood pedestrian doors on the southern and western façades. Based on materials and historic aerial photographs, this garage does not appear to be original to the construction of the residence in the early 1930s. (Figures 9A–B, *Detached Garage No. 1, 2112 S. Oaks Avenue*).



Figure 9A. Detached Garage Façade No.1 (view southwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 9B. Detached Garage No.1 (view northeast), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Detached Garage No.2

The second detached garage sits north of the residence along the eastern edge of the property. It has a rectangular footprint, is clad in wood board and batten siding, and has swing doors on the southern façade. It appears an addition was added to the northern end and is accessed by a wood pedestrian door (Figure 10, *Detached Garage No. 2, 2112 S. Oaks Avenue*).



Figure 10. Detached Garage No. 2 (view north), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Ancillary Building No.1

A rectangular ancillary building is located along the northeast edge of the lot. The building is clad in vertical wood siding with a sloped shed roof of corrugated sheet metal. The building appears to be an old barn and is used for storage with wide stalls and wood sliding doors (Figures 11A–B, *Ancillary Building No. 1, 2112 S. Oaks Avenue*).



Figure 11A. Ancillary Building No.1 (view northwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 11B. Ancillary Building No.1 (view north), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*

Ancillary Building No.2

A second ancillary building, used as a secondary residence, is located to the west of the main residence. The building is irregular in footprint with two additions from unknown dates on the northern façade. The northern-most addition has a pedestrian door which leads to a bathroom exclusively accessed from the exterior of the building. The building has multi-roof types, including shed, gabled, and flat with minimal eave overhang. The main entrance is located on the western façade. The façade conveys an 'L'-shaped wall with a parapet extending above the remainder of the building. The building is clad in textured stucco and has a mix of vinyl sliding and single-hung windows (Figures 12A–C, *Ancillary Building No. 2, 2112 S. Oaks Avenue*).



Figure 12A. Ancillary Building No. 2 (view southwest), 2112 S. Oaks Avenue
SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12B. Ancillary Building No. 2 (view northeast), 2112 S. Oaks Avenue
 SOURCE: *Sapphos Environmental, Inc., 2020*



Figure 12C. Ancillary Building No. 2 (view east), 2112 S. Oaks Avenue
 SOURCE: *Sapphos Environmental, Inc., 2020*

BBQ Pit/Pool House

At the center of the property is a BBQ pit with open concrete patio, pool, and two pool house buildings. The BBQ pit is brick, and the concrete patio is located to the east. The patio is partially enclosed with a low stucco and brick wall with intermittent low stone piers. A narrow wood trellis runs along the wall with support posts extending from the piers. An inground pool is located to the east of the patio and is enclosed with a metal fence. Two square pool house buildings are located on the northern and southern edges of the patio. The buildings have hipped roofs and are clad in

stucco and stone veneer. They have wide openings on the inward facing façades and glass blocks on the outward facing façades (Figure 13, *BBQ Pit and Pool House Building*, 2112 S. Oaks Avenue; Figure 14, *Concrete Patio*, 2112 S. Oaks Avenue; Figure 15, *Pool*, 2112 S. Oaks Avenue; Figure 16, *Pool House Building*, 2112 S. Oaks Avenue).



Figure 13. BBQ Pit and Pool House Building (view north), 2112 S. Oaks Avenue
SOURCE: Sapphos Environmental, Inc., 2020



Figure 14. Concrete Patio (view northeast), 2112 S. Oaks Avenue
SOURCE: Sapphos Environmental, Inc., 2020



Figure 15. Pool (view northeast), 2112 S. Oaks Avenue
SOURCE: Sapphos Environmental, Inc., 2020



Figure 16. Pool House (view north), 2112 S. Oaks Avenue
SOURCE: Sapphos Environmental, Inc., 2020

SECTION 7.0
PROPERTY HISTORY

7.1 CONSTRUCTION HISTORY

The original building permit was not available. The subject property was potentially constructed in the early 1930s for owner Elmer Jertberg. Jertberg purchased 10 acres of land which consisted of walnut and peach orchards in 1930. During an interview given by Jertberg and his wife in 1977, Jertberg claims the original house on the lot was torn down and the extant house was constructed.¹⁵ No building permit was available for the construction of the extant residence or the numerous ancillary buildings. Historic aerial photographs of the area dating back to 1938 show the footprint of the extant residence surrounded by groves. By 1994, the groves were removed, and the surrounding area was redeveloped with residential housing.

7.2 OWNERSHIP/OCCUPANT HISTORY

The San Bernardino County Assessor’s parcel data was not available at the time this report was prepared and was not reviewed for the subject property. Based on the permit history and other repositories, previous owners include (Table 1, *2112 S. Oaks Avenue Ownership History*):

TABLE 1
2112 S. OAKS AVENUE
OWNERSHIP HISTORY

Date	Owners
1930	Elmer Jertberg
1986	Joseph H. Jertberg
1988	Jeff Kelly

Elmer Jertberg was a local farmer and department store owner. He owned and operated the Holcomb & Jertberg Department store in Chino from 1919 to 1936. He purchased 10 acres of land consisting of peach and walnut groves in 1930 and constructed a single-family residence.¹⁶ Joseph H. Jertberg was the son of Elmer. Joseph began a strawberry-growing business located at 1350 Mission Boulevard known as Jertberg Strawberry’s. Joseph passed away in 2006.¹⁷ Jeff Kelly was the son-in-law of Joseph and was also a strawberry farmer.¹⁸ It is unclear whether strawberries were ever grown on the subject property.

¹⁵ Collins, Robert H., Dr. 1977 and 1978. Model Colony Oral History Collection. Interview with Mr. and Mrs. Elmer Jertberg. Available at: <https://californiarevealed.org/islandora/object/cavpp%3A27695>

¹⁶ Collins, Robert H., Dr. 1977 and 1978. Model Colony Oral History Collection. Interview with Mr. and Mrs. Elmer Jertberg. Available at: <https://californiarevealed.org/islandora/object/cavpp%3A27695>

¹⁷ “Joseph H. Jertberg Obituary.” 17 April 2006. *Daily Bulletin*. Available at: <https://www.legacy.com/obituaries/ivdailybulletin/obituary.aspx?n=joseph-h-jertberg&pid=17413387>

¹⁸ “Joseph H. Jertberg Obituary.” 17 April 2006. *Daily Bulletin*. Available at: <https://www.legacy.com/obituaries/ivdailybulletin/obituary.aspx?n=joseph-h-jertberg&pid=17413387>

7.3 USE HISTORY

The subject property was constructed as a single-family residence on a 10-acre peach and walnut ranch. The property currently has two single-family residences and is zoned for multi-family use.

SECTION 8.0

HISTORIC CONTEXT

The subject property was evaluated using the Citrus Industry Historic Context Statement and *The Development of the Citrus Industry in Ontario* theme. A summary of this context and theme is included below.

Ontario was incorporated in 1891 and developed itself as a key player in the booming citrus industry in Southern California. In the years leading up to Ontario's incorporation, the land was highly suited for orange trees, yet their scarcity and high price at that time also led to the development of other citrus and fruit crops within the city including 40,000 peach trees, 29,000 pear trees, 15,000 seedling apple trees, 16,000 grafted apple trees, 1,000 cherry trees, and 16,000 grape cuttings set out in orchards and vineyards. By 1889, Ontario was rated as having the second largest orange crop in the state with over 2,000 acres dedicated to groves. With this success, several prominent farms, packing houses, and grower's associations sprang up in Ontario in the late 19th and early 20th century. Most of the packing houses and prominent farms were located around Euclid Avenue so owners could be close to both their groves and downtown Ontario where business was conducted. By the 1940s, much of the land that was dedicated to orange groves gave way to residential development to accommodate the growing population in Southern California, as was common all throughout San Bernardino, Los Angeles, and other nearby counties following the end of World War II.¹⁹

¹⁹ City of Ontario Planning Department. February 2007. *Historic Context for The City of Ontario's Citrus Industry*. Prepared by: GPA Consulting, Redondo Beach, CA. Accessed November 2020. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/citrus_industry.pdf

SECTION 9.0

EVALUATION OF ELIGIBILITY

9.1 NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

The city became a prominent citrus grower in the Southern California in the late 19th and early 20th century. The city was the second largest grower of orange crops in the state and many of the groves were centered around Euclid Avenue. Additionally, Ontario was a big grower of peaches and patents for fruit driers and cooking canned fruits (peaches) were awarded to Ontario citizens in the mid-1880s.²⁰ The subject property was originally a 10-acre peach and walnut grove which was purchased in foreclosure by Elmer Jertberg in 1930. Historic aerial photographs show much of the land north and south of the residence was dedicated to groves, but by 1980, most of the groves had been sold off for residential development. By 1994, a road, W. Spruce Court, was added directly south of the residence leading to residential development west of the building, further removing what was left of the groves. No information was found in historic newspapers indicating that the Jertberg Ranch was a prominent seller in the citrus or walnut industry. The only mentions of the Jertberg Ranch discusses picnics or gatherings on the property and associate the farm heavily with the city of Chino, which borders to the north. By 1930, when the subject property was purchased by Jertberg, the citrus industry was well established within the City and this farm is not associated with its early developed. Additionally, the subject property has been substantially altered with no groves or orchards remaining to convey its association with peach or walnut growing. Numerous ancillary buildings have been added over the years and, coupled with the removal of all groves, diminishes the property's ability to convey any integrity of feeling, association, or setting as it relates to the citrus or fruit industry or the property's history as a farm. The subject property does not convey a significant association with this period of development and is not an individually excellent example of the citrus industry during this period. Therefore, the subject property is not eligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages that made demonstrably significant contributions to the history of the nation, state, or region, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is not eligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property was constructed in the early 1930s by owner Elmer Jertberg. The building is vernacular with numerous alterations including textured stucco, window replacement and infill, door replacements, and trellis additions. The building is not a high-style example of any architectural style and does not embody the distinctive characteristics of a type, period, region, or method of construction. Additionally, it does not represent the work of an important creative individual or possess high artistic values. The numerous ancillary buildings are also vernacular and non-distinctive. Therefore, the subject property is not eligible for listing in the National Register under Criterion C.

²⁰ State of California Department of Transportation. August 2015. Historical Evaluation Report, Interstate 10 Corridor Project, San Bernardino and Los Angeles Counties.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

9.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

9.3 CITY OF ONTARIO HISTORIC LANDMARK

The City has established 10 criteria (1, 2, 3A-3H) for eligibility.

Historic Landmark Criterion 1

The Ontario Historic Landmark Criterion 1 states a property is eligible for listing if it meets the criteria for listing in the National Register. The subject property is not eligible for listing in the National Register for the reasons stated above.

Historic Landmark Criterion 2

The Ontario Historic Landmark Criterion 2 states a property is eligible for listing if it meets the criteria for listing in the California Register. The subject property is not eligible for listing in the California Register for the reasons stated above.

Historic Landmark Criterion 3A

Ontario became a prominent citrus grower in the southern California in the late 19th and early 20th century. Ontario was the second largest grower of orange crops in the state and many of the groves were centered around Euclid Avenue. Additionally, Ontario was a big grower of peaches and patents for fruit driers and cooking canned fruits (peaches) were awarded to Ontario citizens in the mid-1880s.²¹ The subject property was originally a 10-acre peach and walnut grove which was purchased in foreclosure by Elmer Jertberg in 1930. Historic aerial photographs show much of the land north and south of the residence was dedicated to groves, but by 1980 most of the groves had been sold off for residential development. By 1994, a road, W. Spruce Court, was added directly south of the residence leading to residential development west of the building further removing what was left of the groves. No information was found in historic newspapers indicating that the Jertberg Ranch was a prominent seller in the citrus or walnut industry. The only mentions of the Jertberg Ranch discusses picnics or gatherings on the property and associate the farm heavily with the city of Chino, which borders to the north. By 1930, when the subject property was purchase by Jertberg, the citrus industry was well established within the City and this farm is not associated with its early development. Additionally, the subject property has been substantially altered with no groves or orchards remaining to convey its association with peach or walnut growing. Numerous ancillary buildings have been added over the years and coupled with the removal of all groves, diminishes the property's ability to convey any integrity of feeling, association, or setting as it relates to the citrus industry or

²¹ State of California Department of Transportation. August 2015. Historical Evaluation Report, Interstate 10 Corridor Project, San Bernardino and Los Angeles Counties.

the property's history as a farm. The subject property does not convey a significant association with this period of development and does not exemplify or reflect special elements of the city's history. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3A.

Historic Landmark Criterion 3B

No information was found to suggest that any of the previous owners or residents were historic personages that made demonstrably significant contributions to the history of the nation, state, or region, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3B.

Historic Landmark Criterion 3C

The original building permit for the subject property was not available, making the original architect, if any, and builder unknown. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3C.

Historic Landmark Criterion 3D

The subject property was constructed in the early 1930s by owner Elmer Jertberg. The building is vernacular with numerous alterations including textured stucco, window replacement and infill, door replacements, and trellis additions. The building is not a high-style example of any architectural style and does not embody the distinctive characteristics of a type, period, region, or method of construction; represent the work of an important creative individual; or possess high artistic value. The numerous ancillary buildings are also vernacular and non-distinctive. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3D.

Historic Landmark Criterion 3E

The subject property was constructed in the early 1930s using common building materials and is not a noteworthy example of the use of indigenous materials or craftsmanship. Therefore, the subject property is ineligible for listing as a Historic Landmark under Criterion 3E.

Historic Landmark Criterion 3F

The subject property was constructed in the early 1930s using common building materials and does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3F.

Historic Landmark Criterion 3G

The subject property is located within an area of the City that was heavily developed in the 1980s-2000s. The subject property does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the City. Therefore, the subject property is ineligible for listing as a Historic Landmark under Criterion 3G.

Historic Landmark Criterion 3H

The subject property was originally a 10-acre peach and walnut farm purchased by Jertberg in 1930. By 1980, most of the 10 acres had been sold off for residential development and only 1 acre of the original farm remains. The groves and orchards have been removed, and the property no longer conveys any association with the citrus or farming industry within the city. The city has numerous buildings which are more intact or convey a better association with the citrus and farming industry including the Hofer Ranch Buildings, listed as Historic Landmark No. 75. The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. Therefore, the subject property is not eligible for listing as a Historic Landmark under Criterion 3H.

9.4 INTEGRITY

The primary residence was constructed in the early 1930s and has been substantially altered since construction and thus does not retain integrity of design, workmanship, materials, feeling, association, setting, and location.

The main residence has been substantially altered with textured stucco, window replacement and infill, door replacement, and the addition of a trellis on multiple façades. Additionally, the subject property lacks any integrity of feeling, association, and setting as it relates to the citrus, fruit, and farming industry. The removal of groves and orchards, the addition of multiple ancillary buildings, a pool, BBQ pit, and concrete patio compromise the property's integrity and ability to convey any association with this history. Furthermore, W. Spruce Court was added directly south of the main residence altering the property's integrity of setting along S. Oaks Avenue.

9.5 RECOMMENDATIONS

Based on the information above, the subject property is not individually eligible for listing as a City of Ontario Historic Landmark and does not possess sufficient historic or architectural merit for consideration in the National Register or the California Register. The subject property lacks integrity of feeling, association, design, materials, and setting, and does not convey any significant association with the early citrus, fruit, or farming industry in the city. Additionally, the subject property would not contribute to a potential historic district as the surrounding buildings do not convey a cohesive pattern of design and development. Therefore, the subject property is not considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines, and the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

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APPENDIX A
KEY PERSONNEL RESUMES

Carrie E. Chasteen, MS

Historic Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- *Cultural resource management and legal compliance*
- *History of California*
- *Architectural History*
- *Cultural History*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta National Honor Society*

Years of Experience: 18+

Relevant Experience:

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

Kasey M. Conley, MHC

Architectural Historian

Master of Heritage

Conservation, USC, Los Angeles, CA

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

Years of Experience: 3

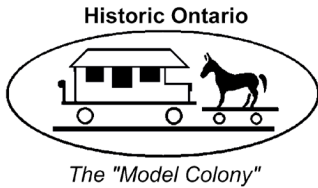
Relevant Experience:

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *Jane's Village Historic District Survey and Evaluation*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has three years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History and Architectural History.

Ms. Conley has served on projects in Los Angeles County and has experience with the California Office of Historic Preservation; the County of Los Angeles Department of Parks and Recreation; the City of Los Angeles; and various other state, county, and local government agencies.

Ms. Conley has prepared National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources such as Engine Co. 54 in Hyde Park. Ms. Conley has supported the preparation of CEQA documents for the Exposition Park Master Plan and the Descanso Gardens Master Plan. Ms. Conley has worked on several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga. Ms. Conley has also worked with the County of Los Angeles in the survey and evaluation of the Jane's Village Historic District.



Historic Preservation Subcommittee

February 11, 2021

DECISION NO:

FILE NO: PHP19-016

DESCRIPTION: A Certificate of Appropriateness to demolish a Tier III historic resource (a 2,117 square foot Craftsman Bungalow single-family residence) to allow for construction of 22 multiple-family dwelling units on .88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/acre) zoning district. (APN: 1011-361-15); **submitted by AJ1 Development, LLC.**

PART I: BACKGROUND & ANALYSIS

AJ1 DEVELOPMENT, LLC., (herein after referred to as “Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP19-016, 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 0.88 acres of land at 1445 West Mission Boulevard. The property is located on the south side of West Mission Boulevard, bound by Benson Avenue to the west and Oaks Avenue to the east. The property is depicted in *Exhibit A: Aerial Photograph*, attached. Existing land uses, General Plan and zoning designations on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Single-Family Residential	High Density Residential	HDR45 (High Density Residential-25.1 to 45.0 DU/acre)
<i>North</i>	Automotive Repair	Business Park	IL (Light Industrial)
<i>South</i>	Multi-Family Residential	High Density Residential	HDR45 (High Density Residential-25.1 to 45.0 DU/acre)
<i>East</i>	Multi-Family Residential	High Density Residential	HDR45 (High Density Residential-25.1 to 45.0 DU/acre)
<i>West</i>	Convenience Market	High Density Residential	HDR45 (High Density Residential-25.1 to 45.0 DU/acre)

(2) Project Description: The Applicant is proposing to demolish a single-family residence, detached garage, pool and a shade structure depicted in *Exhibit B: Existing Site* and *Exhibit C: Site Photographs*, to allow for the construction of 4 multi-family buildings totaling 22 dwelling units as depicted in *Exhibit D: Proposed Site Plan* and *Exhibit E: Proposed Elevation*. The two-story single-family residence was constructed in 1912 (est.) in the early Craftsman style of architecture. The approximately 2,200 square

foot residence possesses character defining features of the Craftsman architectural style such as a regular pitch side-gabled roof covered in composition shingles, narrow horizontal wood siding, a gable dormer on the primary and rear façades and a full width front porch supported by simple wood posts. The house sits on a concrete foundation. The primary façade features a single wood and glass entry door surrounded by wood trim, a fixed window and full-length multi-pane triple window. The house features a bay with a hipped roof on the western façade and a small, projecting bay window with a shed roof on the eastern façade. A shed roof patio cover extends the length of the rear of the building. The house has numerous wood frame hung and fixed windows surrounded by wood trim. A window on the eastern façade has been replaced with a sliding simulated divided light vinyl window.

The detached structure is rectangular in plan and is located at the northwest corner of the site, it was originally constructed as a barn, and the historic aerials indicate the original location was to the rear of the residence. The barn was moved from its original location and converted to a garage in 1951 and was moved again in 1959 to its current location. The garage has a multi-height side gabled roof clad in composition shingles and is covered in vertical plank siding on the eastern façade, the remainder of the garage is covered in stucco. The detached structure is no longer used as a garage and has undergone extensive alterations. A pool and small shade structure are located at the southern half of the lot.

The residence was one of the first in this area of the City and was originally surrounded by orchards and other agricultural land. Beginning in the 1960s, the surrounding area began to slowly develop with a mix of commercial, industrial and residential uses. The first recorded owner of the residence was Elbert F. Pardee, a rancher and nurseryman. He moved to Ontario circa 1911 from Illinois. Pardee was a Noble Grand of the Ontario Lodge, Independent Order of Odd Fellows (IOOF), and was a member of the Ontario encampment of the IOOF. Between 1947 and 1949 the Stortis purchased the property. Lindo Storti was originally from Santa Monica and worked as a professional golf instructor at La Mancha Golf Course in Rancho Cucamonga. He was a member of the Professional Golfers Association and was married to Della Storti. The property was then acquired by Diamond Bar Christian Fellowship in the early 1970s.

AJ1 Development, LLC purchased the subject property in August 2015 with the intent to develop the site with a multi-family residential project. In early 2018, the property owner began preliminary site design reviews. Initial proposals to incorporate the existing single-family residence into the multi-family residential project did not meet the minimum density or development standards for the HDR-45 (High Density Residential-25.1 to 45.0 DU/acre) zoning district. It was then recommended that a qualified consultant complete an intensive level survey of the historic property. In June 2018, an intensive level survey of the property was completed by Sapphos Environmental, Inc. and is attached to this Decision as *Attachment C: Cultural Resource Assessment*. It was determined that the Craftsman style residence is not eligible for listing on the National or California registers,

but is eligible for designation as a Local Historic Landmark as a strong local example of Craftsman style architecture.

On March 21, 2019, the Historic Preservation Subcommittee approved a Tier III Determination for the residence (*Attachment B: Tier Determination*). The accessory structure/converted garage, pool and shade structure were not included as part of the historic designation due to their dates of construction and extensive alterations.

On October 15, 2019, a Development Plan (File No. PDEV19-060) to construct 4 multi-family buildings totaling 22 dwelling units and a Certificate of Appropriateness (File No. PHP19-016) to allow the demolition of the Tier III historic resource to accommodate the proposed multi-family residential development were submitted and are being processed concurrently. Approval of the Certificate of Appropriateness is contingent upon approval of the Development Plan.

PART II: RECITALS

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

WHEREAS, on January 27, 2010, The Ontario Plan (TOP), File No. PGPA06-001 for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted by City Council, determining that demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR for which a Statement of Overriding Consideration was documented; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with TOP Environmental Impact Report (State Clearinghouse No. 2008101140) and this Application introduces no new significant environmental impacts; and

WHEREAS, on March 21, 2019, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP19-001) for the residence; and

WHEREAS, Ontario Development Code Section 4.02.050 requires approval of a replacement structure or development plan by the City of Ontario prior to approval and issuance of a Certificate of Appropriateness for demolition; and

WHEREAS, on October 15, 2019 a Development Plan (File No. PDEV19-060) to construct 4 multi-family buildings totaling 22 dwelling units was submitted in conjunction with the Project; 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, 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, on February 11, 2021, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the HPSC has reviewed and considered the information contained in the previously certified TOP Environmental Impact Report (State Clearinghouse No. 2008101140) and supporting documentation, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

- (1) The previous certified TOP Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- (2) The previous certified TOP Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- (3) The previous certified TOP Environmental Impact Report reflects the independent judgment of the City Council; and
- (4) All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

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 proposed demolition is necessary because all efforts to restore, rehabilitate, and/or relocate the resource have been exhausted.* The site is located within

the HDR-45 (High Density Residential-25.1 to 45 DU/ac) zoning district. Restoration or rehabilitation of the historic resource is not feasible at the site due to the minimum density of the zoning district which requires the site development of a minimum of 22 dwelling units. However, relocation of the historic resource may be possible under certain conditions. Prior to demolition, the Project conditions of approval require advertisements be placed offering the home at no cost for those who can relocate the home off site; and

(2) *The proposed demolition is necessary because restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation.* The proposed multi-family residential development at the project site is consistent with existing surrounding development and land use. Rehabilitation of the single-family residential building and incorporation into the multi-family residential development is not feasible due to the minimum development standards required for the HDR-45 zoning district; and

(3) *The proposed demolition is necessary because failure to demolish the resource would adversely affect or detract from the character of the District.* The resource is not located within a potential, proposed or designated historic district. The surrounding properties are developed with multi-family, commercial and industrial buildings that do not have potential to become a historic district; and

(4) *The resource proposed to be demolished has been assigned a Tier III designation.* The HPSC designated the single-family residence a Tier III historic resource on March 21, 2019, as included in Attachment "B" of this Decision. A cultural assessment and evaluation of the project site was prepared on June 22, 2018 and is included in Attachment "C" of this Decision. The survey found that the property was not eligible for listing on the National and California Registers.

SECTION 3: Based upon all related information presented to the HPSC, the HPSC finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the certified EIR that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the certified EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3 above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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 11th day of February 2021.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: Existing Site

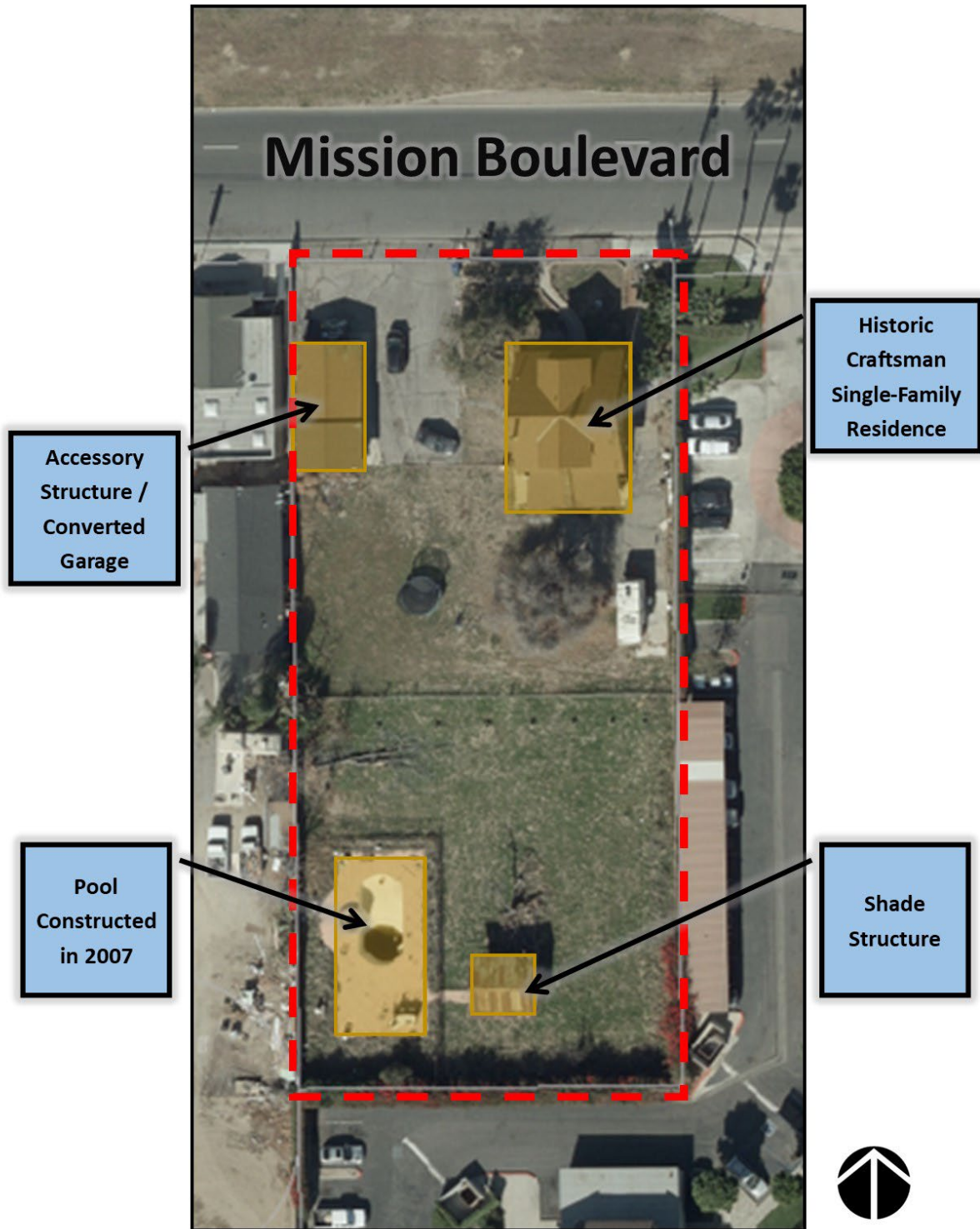


Exhibit C: Site Photographs



***Single-Family Residence
North Elevation***



***Single-Family Residence
West Elevation***



***Single-Family Residence
South Elevation***



***Single-Family Residence
East Elevation***



Detached Converted Garage



***Site-View looking South towards Pool
and Shade Structure***

Exhibit E: Proposed Elevation (Related File Nos. PDEV19-016 & PVAR21-001)

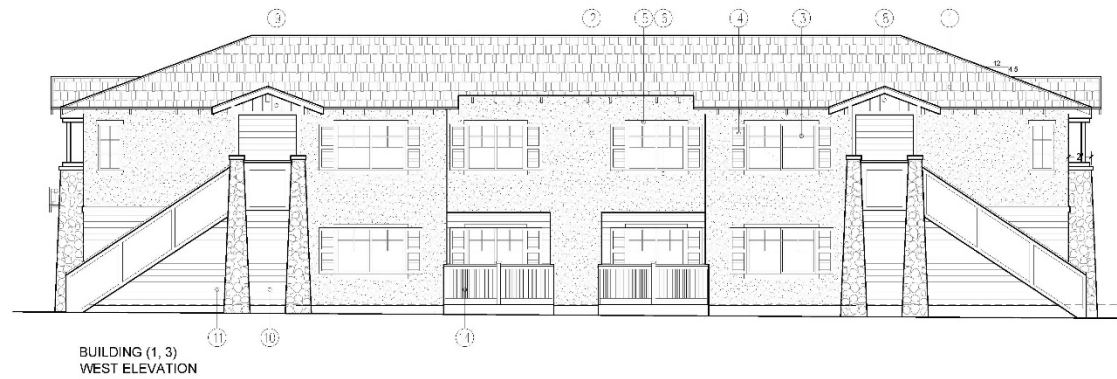
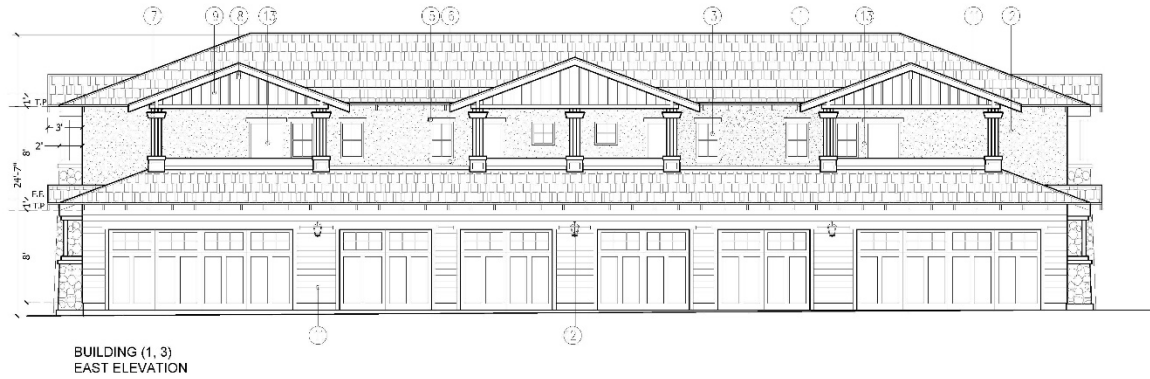
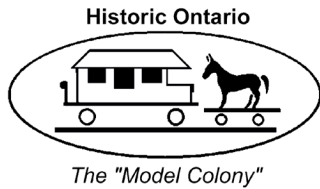


Exhibit E: Proposed Elevation (Related File Nos. PDEV19-016 & PVAR21-001)



Attachment “A”

FILE NO. PHP19-016 CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS- DEMOLITION

CONDITIONS OF APPROVAL

Date: February 11, 2021
File No.: PHP19-016 (Related File Nos. PDEV19-060 & PVAR21-001)
Location: 1445 West Mission Boulevard (APN: 1011-361-15)
Prepared By: Elly Antuna, Associate Planner

Description:

A request for a Certificate of Appropriateness to demolish a Tier III historic resource (a 2,117 square foot Craftsman Bungalow single-family residence) to allow for construction of 22 multiple-family dwelling units on .88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/acre) zoning district.

Conditions:

1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. Approval of this request is contingent upon Planning Commission approval of related Development Plan, File No. PDEV19-060.
3. Prior to issuance of demolition building permit, every effort shall be made to relocate the home. The home shall be offered at no cost for those who can relocate the home off site. Advertisements notifying the public of the opportunity to relocate the home shall be placed for a minimum of 60 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 5 non-profit heritage organizations in writing of the home. A social media campaign including a dedicated web page with the home's information (description, square footage, photographs) and contact information should be incorporated into the home's advertisement.
4. Full documentation, including but not limited to as built drawing, historical narrative and HABS photographs, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning Department for subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit.

Conditions of Approval

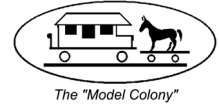
File No.: PHP19-016

February 11, 2021

5. A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition. For Tier III structures, this mitigation fee is equal to 10% of the price per square foot construction cost as established in the most current ICC Building Valuation Data.
6. A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to issuance of building permit.
7. The applicant shall obtain a building permit prior to any demolition, relocation, or construction.
8. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
9. Conditions of Approval table shall be reproduced onto the all plans submitted for permits.

Attachment “B”

TIER DETERMINATION



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: 3/21/2019
Location: 1445 West Mission Boulevard
Historic Name: Elbert F. Pardee House
APN: 1048-565-02
Description:

Decision Date: 3/21/2019
File No.: PHP19-001
Decision Making Body: HPSC
Tier Determination: III
Current Historic Status: Eligible



The two-story single-family residence was constructed in 1912 (est.) in the early Craftsman style of architecture. The approximately 2,200 square foot residence is located at the northeast corner of the site, was originally square 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 full width front porch supported by simple wood posts. Wood 'X' cross-braced fencing spans between the porch posts. The house sits on a concrete foundation. The primary façade features a single entry wood and glass door surrounded by wood trim, a fixed window and full length multi-pane triple window. The house features a bay with a hipped roof on the western façade and a small, projecting bay window with a shed roof on the eastern façade. A shed roof patio cover extends the length of the rear of the building. The house has numerous wood frame hung and fixed windows surrounded by wood trim. A window on the eastern façade has been replaced with a sliding simulated divided light vinyl window.

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 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 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 7.01.010.

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 or major importance to the City, state or nation.

Explanation:

The single family residence is a strong 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, and wood framed hung and fixed windows. A permit was issued in 1963 to enclose and convert an existing rear porch into an office and waiting room, and to construct a patio at the rear of the building. The window replacements, enclosure of the rear porch, and porch addition at the rear do not detract from the historic character of the resource and are easily reversible. The Craftsman style residence is largely intact and the integrity is high.

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. Beginning in the 1960s, the surrounding area began to slowly develop with a mix of commercial, industrial and residential uses.

The first recorded owner of the residence was Elbert F. Pardee, a rancher and nurseryman. He moved to Ontario circa 1911 from Illinois. Pardee was a Noble Grand of the Ontario Lodge, Independent Order of Odd Fellows (IOOF), and was a member of the Ontario encampment of the IOOF. Between 1947 and 1949 the Stortis purchased the property. Lindo Storti was originally from Santa Monica and worked as a professional golf instructor at La Mancha Golf Course in Rancho Cucamonga. He was a member of the Professional Golfers Association and was married to Della Storti. The property was then acquired by Diamond Bar Christian Fellowship in the early 1970s.

Research failed to identify any event, person(s), business, or company associated with the resource that made significant contributions to or exerted major influence on the history of the City, state or nation.

Sources include Sapphos Environmental, Inc. 2018 Historic Resource Assessment, Sanborn Fire Insurance Maps, city building permits, city directories, The Ontario Daily Report, and 1980s Citywide Survey.

Attachment “C”

CULTURAL RESOURCE ASSESSMENT

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or # (Assigned by recorder): 1445 W. Mission Boulevard

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County: San Bernardino and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: 1981 T1S; R8W; ___ of ___ of Sec 25; ___ B.M.

c. Address: 1445 W. Mission Boulevard City: Ontario Zip: 91726

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 437426.7 mE/ 3768496.7 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 1011361150000

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject property (APN 1011361150000) is located on W. Mission Boulevard in the City of Ontario and occupies a large, rectangular lot. The property includes a Craftsman-style residence and vernacular garage. Both buildings on the property have generally rectangular footprints; the residence measures approximately 2,200 square feet whereas the garage measures 1,000 square feet. The residence is located in the central northern region of the parcel whereas the garage is located in the northwestern corner of the lot.

Residence

The residence is constructed of wood with a concrete foundation and features a wood clapboard exterior and gable roof. The residence is Craftsman in style and dates to circa 1912.

(Continued to Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): Primary façade; June 14, 2018; DSCF0347

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
AJI Development
Mr. Ayad Jaber,
Mr. Mehdi Jaber1445
W. Mission Boulevard
Ontario, CA 91726

*P8. Recorded by (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: June 22, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Resource Assessment for 1445 W. Mission Boulevard, Ontario, CA 91726.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 1445 W. Mission Boulevard
Page 2 of 11

*NRHP Status Code: 5S3

B1. Historic Name: 1445 W. Mission Boulevard

B2. Common Name: 1445 W. Mission Boulevard

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Residence

The subject property was sold by the Merchants Trust Company to Elbert Pardee in 1912. The deed recorded in the *San Bernardino County Sun* reports: "Deed. Jan 11, 1912. \$10. Merchants Tr. Co. to Elbert F. Pardee. Lot 3, blk 18, Monte Vista Tract No. 2." Pardee likely improved the property that same year. In 1958, the residence's vents, unsound timber, and door frame were replaced; and a metal sign was constructed. A tool shed was constructed on the rear of the property that same year. The residence's rear addition awning was added in 1962 with metal posts set in concrete. The existing porch was enclosed and converted into an office and waiting room in 1963. A zero-clearance fireplace was installed in 1978.

Garage

In 1951, the barn was converted into a garage and moved on the foundation. The "3-car stucco garage" was relocated in 1959. In 1963, the garage was altered and enlarged.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** Residential Development

Area: Ontario

Period of Significance: ca.1912 **Property Type:** Residential **Applicable Criteria:** Historic Landmark Criterion D
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(See Continuation Sheet page 12)

B11. Additional Resource Attributes (List attributes and codes): N/A

***B12. References:**

- City of Ontario. Building Permit No. 15517. Issued October 8, 1951.
- City of Ontario. Miscellaneous Construction Permit No. 23636. Issued January 27, 1958.
- City of Ontario. Building Permit No. 24329. Issued August 18, 1958.
- City of Ontario. Building Permit No. 23462. Issued May 2, 1958.
- City of Ontario. Relocation Permit No. 25771. Issued December 14, 1959.
- City of Ontario. Building Permit No. 28406. Issued October 4, 1962.
- City of Ontario. Building Permit No. 30062. Issued September 30, 1963.
- City of Ontario. Building Permit No. 46498. Issued January 20, 1978.
- "Retired Rancher Taken by Death." 16 December 1943. *The Ontario Daily Report*.
- The Ontario Daily Report*. Lindo Storti. 27 July 1982.

***B13. Remarks:** Alexandra Madsen meets the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

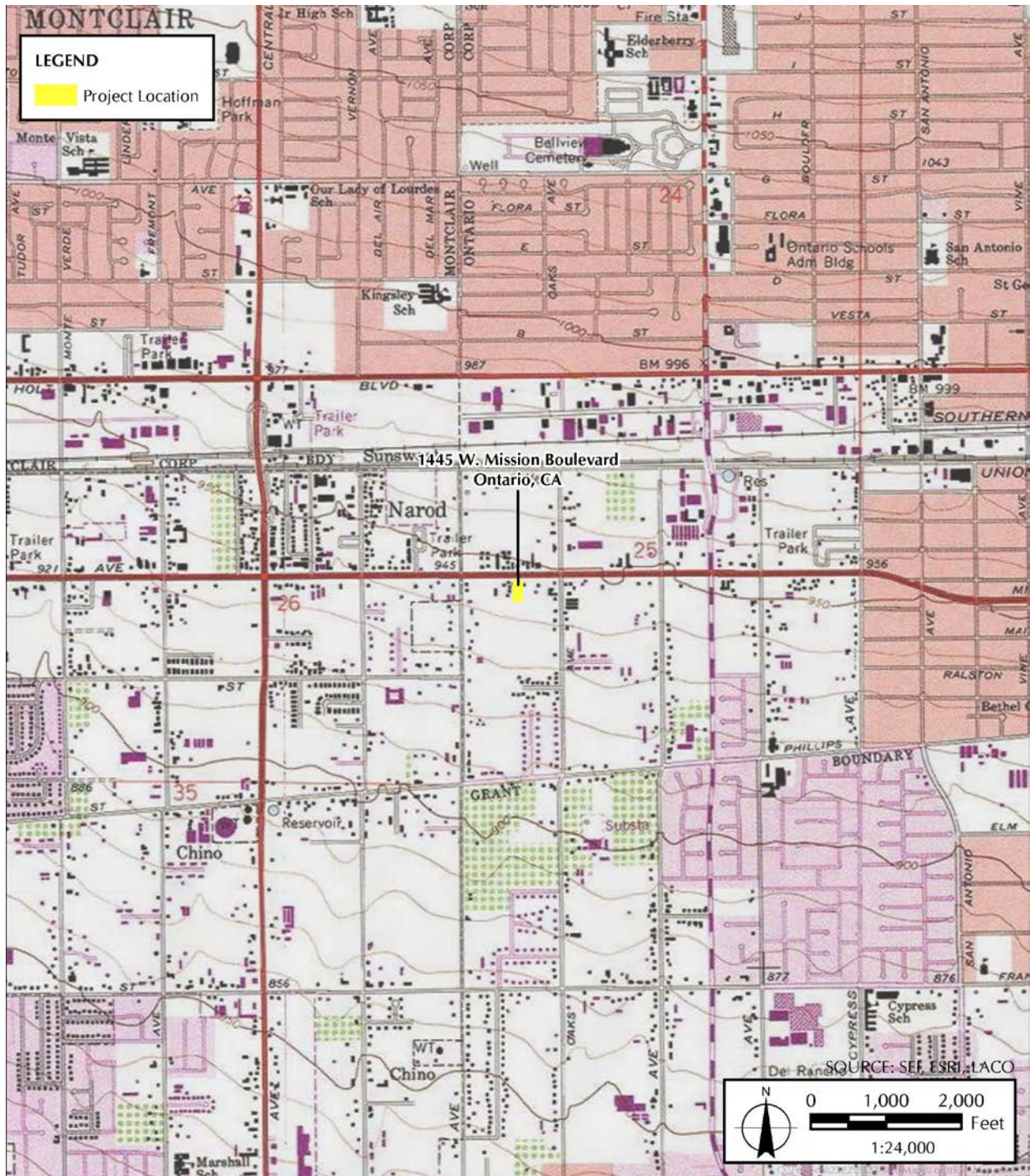
***B14. Evaluator:**

Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** June 22, 2018

(This space reserved for official comments.)





P3a. Description: (Continued from Primary Record page 1)

Residence

Primary Façade

The primary façade of the residence is defined by its porch and dormer. The roof overhangs along the front façade of the residence which creates a slightly-raised sheltered porch upheld by thin wood columns. Wood 'X' cross-braced fencing spans between the columns of the porch. The porch roof features projecting rafter tails that are visible beneath the exposed eaves and is boxed with notched rake boards and accented with decorative wood brackets.



Primary Façade, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

The primary entrance features a modern door that was installed at an unknown date, likely within the last 30 years, and is accentuated with a thick door surround. The entrance is accessible via a stone walkway lined with texturized stone blocks and three stone steps. To the right of the entrance is a modern light sconce and large, double-light Arts and Crafts-style picture window. Partially visible from the primary façade is a bay along the western façade, which features a hipped roof and original double-hung window. To the left of the primary entrance is a large, tripartite window that was likely originally a picture window but was replaced at an unknown date.



Primary Entrance, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

(See Continuation Sheet page 5)

P3a. Description: (Continued from Continuation Sheet page 4)

Western Façade

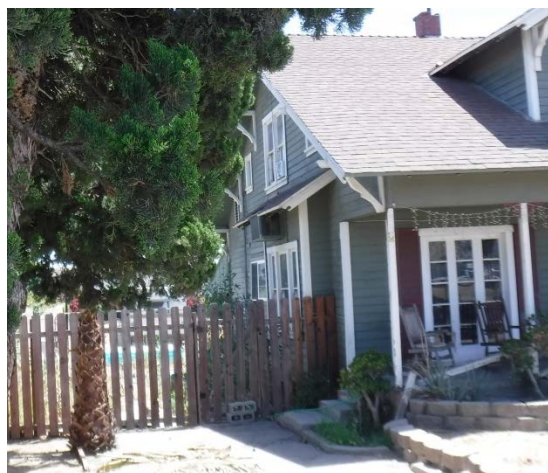
The western façade of the residence is characterized by its clapboard siding and bay projections. The most substantial of these bays is located in the northwestern corner of the building and features two windows; one window is a double-hung window with wood surrounds and the other is a two-light fixed window. This bay has corner boards and a hipped roof with exposed rafter tails. A secondary entrance is located in the bay, as evidenced from the concrete steps and metal hand railing. Another projection is located next to this entrance and includes a metal cylindrical vent that projects from a hipped roof. Smaller vents also line the second floor and foundation of the property to provide passive air flow. Decorative brackets line the eave. The rear of the property includes a shed awning that was constructed in 1962.



Western Façade, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

Eastern Façade

The eastern façade features a small, projecting bay window with a shed roof. Fenestration is comprised of original double-hung windows with wood surrounds and sliding six-light vinyl windows that were installed at an unknown date. The eave is also accentuated with decorative brackets.



Western Façade, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

(See Continuation Sheet page 6)

P3a. Description: (Continued from Continuation Sheet page 5)

Front Yard

The front yard of the residence is broken by winding pathways demarcated by double, stepped, and texturized blocks. The walkway is delineated by a concrete pathway to the front entrance and broken stone slabs that lead to the driveway and garage.



Front Yard, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

Garage

The garage is situated in the northwestern corner of the lot, has a rectangular footprint, and measures approximately 1,000 square feet. The garage was heavily altered in 1951, 1959, and 1963. It has a multi-height side gabled roof clad in composition tiles. A central vent beneath this roof provides passive airflow for the building. Two entrances at either end of the eastern façade flank three aluminum sliding windows. A shed roof provides shelter for the far entrance.



Primary Façade, Garage, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

The garage's western façade features a six-light window and air conditioning unit.

(See Continuation Sheet page 7)

P3a. Description: (Continued from Continuation Sheet page 6)



Western Façade, Garage, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

Rear Yard

The rear yard is composed of a generally large paved surface parking lot and rough lawn. In the far rear of the rear yard is a shelter constructed of metal with a corrugated metal gable roof. This structure is in poor condition. A pool is also located in the rear of the property. Neither of these structures are significant because they are modern.



Rear Yard, 1445 W. Mission Boulevard
SOURCE: Sapphos Environmental, Inc., 2018

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

Historic Context Statement

The subject property is located on the border of Ontario and Montclair. For this reason brief histories of each city are included.¹

Ontario

Ontario is the sister City of Upland. During the mid- to late-1800s, several land development companies were formed in an effort to generate an economic and real estate boom in San Bernardino County. Ontario, a dry community, was founded in 1882 by George Chaffey, who formed the Ontario Land and Improvement Company with his brother, and named it after their home province in Canada. A townsite was platted, with Euclid Avenue as the main thoroughfare. The townsite was 1 square mile bounded by the Southern Pacific Railroad tracks to the south, Campus Avenue to the east, Fourth Street to the north, and San Antonio Avenue to the west. Ontario has annexed additional territory over the course of time. Water was provided by the Ontario Land and Improvement Company, but Chaffey retained the rights to use water to generate electricity. Ontario became the first town in the west with a hydroelectric plant with the construction of the San Antonio Light and Electric Power Company in 1891. Ontario incorporated as a city in 1891. In the late 1800s and early 1900s, Ontario's agriculture largely consisted of growing oranges and peaches, in addition to olives, apples, grapes, and lemons. Patents for fruit driers and cooking canned fruits were awarded to Ontario citizens in the mid-1880s, which resulted in greater trade of fruit grown there. The Hotpoint Electric Heating Factory, two solar heating factories, a planing mill, gas plant, fertilizer plant, dairies, nurseries, and irrigation supply factory were other industries found in Ontario in 1914. The thriving economy supported a real estate boom which occurred simultaneously.

Further development in Ontario was later spurred by U.S. involvement in World Wars (WW) I and II, and brought the development of wartime industries to the San Bernardino Valley. One such industry was the expansion of the Lockheed Aircraft Service Company, located at the Ontario International Airport. The Ontario International Airport was established in 1923 with the arrival of a J-N-4 Curtis bi-plane, dubbed "Jennie," and the establishment of the Ontario Aircraft Corporation. The Lockheed facility was once the largest of the company's locations and was an important employer in the area. Lockheed contributed to the post-WW II real estate boom in Ontario by attracting more workers to the area. Ontario continues as a thriving community, and due to its location between Los Angeles and San Bernardino, has largely become a bedroom community with commuters traveling to both cities.

Montclair

Montclair was established on land purchased by the Pomona Land and Water Company. Reverend Cyrus T. Mills, for whom Mills Avenue is named, and M.L. Wicks formed the company in 1882 in order to capitalize on the Southern California land boom occurring at this time. The Pomona Land and Water Company sold land to the Chaffey brothers who developed it into the Ontario Colony, and also purchased lands on which Montclair was established. Initially, the land purchase was subdivided into 10-acre lots of the San Antonio Tract for cultivation purposes only. The Pomona Land and Water Company also platted the Monte Vista Tract, for which the street is named, which was also intended for agricultural purposes. In order to avoid being annexed by neighboring cities, the Monte Vista Improvement Association was formed, and Monte Vista Land Tract was incorporated in 1956. In 1958, the city voted to change its name from Monte Vista to Montclair in order to avoid confusion with a different Monte Vista community located elsewhere in California. In 1964, developers proposed a large shopping center, the Montclair Plaza, which opened in 1968 bringing much needed economic stability to the city. As with other small cities located adjacent to I-10 at this time, orchards were redeveloped with residential tracts of a suburban nature, and Montclair became a bedroom community.

(See Continuation Sheet page 9)

¹ The following history is derived from the Interstate 10 Corridor Project in San Bernardino. California Department of Transportation, Historical Resources Evaluation Report: Interstate 10 Corridor Project, April 2015, accessed on June 20, 2018 at: <http://www.gosbcta.com/plans-projects/projects/I-10-Corridor/other/I-10-CP-HRER-April2015.pdf>

*B10. Significance: (Continued from Continuation Sheet page 8)

Ownership/Occupant History

Based upon a review of the San Bernardino County Assessor's parcel data, the property changed ownership several times between 1909 and 2015.

TABLE 1
ASSESSOR DATA, APN 1011361150000

Map Book No.	Page No.	Date	Owners
1:3	451	1909-1913	William H. Starkey Elbert F. Pardee Merchants Trust Co. Elbert F. Pardee
1:3	261	1917-1918	Elbert F. Pardee
2:9B	44	1919-1923	N/A
2:29	12	1924-1929	Elbert F. Pardee
2:50B	12	1930-1935	Elbert F. Pardee
2:91B	39	1936-1941	Elbert F. and Elizabeth Pardee
2:131	17	1942-1947	Elbert F. Pardee
3:31	15	1949-1951	Lindo and Della D. Storti
N/A	N/A	Unknown	Diamond Bar Christian Fellowship*
N/A	N/A	1973	Milton J. and Lucille Dondlinger*
N/A	N/A	1976	Billy J. and Kathryn M. Lowe*
N/A	N/A	1984	Kathryne M. Lowe*
N/A	N/A	1986	Diamond Bar Christian Fellowship*
N/A	N/A	1998	Dollie S. Boyer*
N/A	N/A	2015	AJ1 Development LLC*

Key: *denotes information obtained from the San Bernardino County Assessor's online portal.

Because the residence was constructed circa 1912, the 1909-1911 owner, William H. Starkey, owned the land prior to improvement. The first owner of the residence was Elbert F. Pardee. Pardee was a rancher and nurseryman. His obituary listed his address at the subject property as "1445 West California Boulevard." He moved to Ontario circa 1911 from Illinois. Pardee was a Noble Grand of the Ontario lodge, Independent Order of Odd fellows (IOOF), and was a member of the Ontario encampment of the IOOF.

Between 1947 and 1949 the Stortis purchased the property. Lindo Storti was originally from Santa Monica and worked a professional golf instructor at La Mancha Golf Course in Rancho Cucamonga. He was a member of the Professional Golfers Association and was married to Della Storti. The other owners and occupants of the property owned it after the period of significance, within the last 50 years.

Historical Photography

The residence was photographed in 1984.



1445 W. Mission Boulevard, Circa 1984
 SOURCE: Stacy Corrales

(See Continuation Sheet page 10)

*B10. Significance: (Continued from Continuation Sheet page 9)

EVALUATION

Residence

NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

Based upon a review of the histories of Ontario and Montclair, previous ownership records, and the construction history of the property, the property does not have an important association with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. The building was constructed circa 1912 outside of the original boundary of Ontario which was incorporated approximately 21 years before this property was developed. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion B.

National Register Criterion C

1445 W. Mission Boulevard was constructed circa 1912. The building reflects Craftsman-style architecture and is a strong local example of this style. However, the level of significance is limited to the local level and does not rise to the threshold for the National Register. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

Integrity

The residence at 1445 W. Mission Boulevard retains its location, design, materials, workmanship, setting, feeling, and association. Therefore, the residence retains its integrity.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources' eligibility criteria mirror those of the National Register of Historic Places. Therefore, 1445 W. Mission Boulevard is ineligible for listing in the California Register for the same reasons outlined above.

CITY OF ONTARIO HISTORIC LANDMARKS

Similarly, the City of Ontario's Historic Landmark criteria are similar to the National Register and California Register criteria. Therefore, 1445 W. Mission Boulevard is ineligible for designation as a Historic Landmark for the same reasons outlined above pursuant to Criteria A, B, and D. However, in addition to automatically designating properties listed in the National Register of Historic Places and the California Register of Historical Resources as Historic Landmarks, the City also recognizes eight additional criteria for designation:

(See Continuation Sheet page 11)

*B10. Significance: (Continued from Continuation Sheet page 10)

EVALUATION

Residence Continued

- a. It exemplifies or reflects special elements of the City's history;
- b. It is identified with persons or events significant in local, state, or national history;
- c. It is representative of the work of a notable builder, designer, architect, or artist;
- d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
- e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
- f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
- g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or,
- h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Criteria A, B, C, and F are reflected in the National Register of Historic Places and California Register of Historical Resources criteria analysis above.

The subject residence at 1445 W. Mission Boulevard embodies distinguishing architectural characteristics of the Craftsman style of architecture. The property is a strong example of this local interpretation of this style of architecture, and features many character-defining features such as central dormer, gable roof, exposed rafter tails, clapboard exterior, and original windows. Therefore, the residence is eligible for designation as a Historic Landmark pursuant to Criterion D.

The residence is not a noteworthy example of the use of indigenous materials or craftsmanship but was constructed circa 1912 by an unknown architect. Therefore the residence is not eligible for designation as a Historic Landmark pursuant to Criterion E.

The residence does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the City. Therefore the residence is not eligible for designation as a Historic Landmark pursuant to Criterion G.

The residence is not one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen, although it is a strong local example of Craftsman-style architecture. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion H.

Based upon research and analysis, the residence located at 1445 W. Mission Boulevard appears to be individually eligible for designation as a Historic Landmark pursuant to Criterion D as a strong local example of Craftsman-style architecture. Therefore, the residence meets the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

Garage

The garage received extensive alterations in 1951, 1959 and 1963. The garage was originally a barn and was converted to a garage, was later moved, and then altered from a garage to an accessory building. Moreover, the garage does not retain its original exterior siding, windows, or footprint. Therefore, the garage does not retain integrity of location, design, materials, workmanship, setting, feeling, or association. Therefore, the garage does not possess sufficient integrity to be considered a contributing feature of the Historic Landmark-eligible property, and the garage does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.