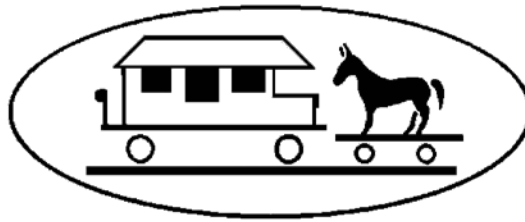


Historic Ontario



The "Model Colony"

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION SUBCOMMITTEE

AGENDA

July 9, 2020

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" Street, Ontario, CA 91764.

**MEETINGS WILL BE HELD AT 5:30 PM IN COMMUNITY CONFERENCE ROOMS
1 & 2 LOCATED AT 303 East "B" Street**

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO HISTORIC PRESERVATION SUBCOMMITTEE COMMISSION MEETINGS.

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Historic Preservation Subcommittee Commission for the City of Ontario is required to limit in-person attendance at the upcoming Historic Preservation Subcommittee Commission meeting. Members of the public may utilize alternative measures established by the City of Ontario to view the Historic Preservation Subcommittee Commission meeting and/or to communicate your opinions to the Historic Preservation Subcommittee Commission Chairman. To view the meeting, please go to <http://www.ontarioca.gov/Agendas/HistoricPreservation> and follow the link on that webpage.

Members of the public who wish to provide comment on an item may do so in one of the following manners:

1. **EMAIL:** You can email comments to planningdirector@ontarioca.gov no later than 12:30 PM on the day of the meeting. All comments received by the deadline will be printed for Historic Preservation Subcommittee Commission consideration before action is taken on that matter. Please identify the agenda item that you wish to address in your comments. All written comments will be included in the record.

2. **TELEPHONE BEFORE THE MEETING:** You can call (909) 395-2036 no later than 12:30 PM on the day of the meeting and let them know that you would like to make a comment on an agenda item.
3. **IN WRITING DURING THE MEETING:** The meeting will be broadcast utilizing software that allows members of the public to make written comments. Your written comments will be read by a staff member to the Historic Preservation Subcommittee Commission Chairman during their consideration of that item.

Any members of the public who require special assistance or a reasonable accommodation to participate in the meeting of the Historic Preservation Subcommittee Commission may contact Gwen Berendsen at (909) 395-2036 or planningdirector@ontarioca.gov at least 24 hours prior to the meeting.

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. Staff will read into the record all public comments received within the allotted time frame.

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. Staff will read into the record all public comments received within the allotted time frame. The Historic Preservation Subcommittee may ask the applicants 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 June 11, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP20-007 AND PHP18-029:** A request for a Tier Determination (PHP20-007) and Local Landmark Designation (PHP18-029) of a single-family residence, a Contributor to the Designated

College Park Historic District, located at 301 East Fourth Street within the LDR5 (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: 1047-543-01); **submitted by Clifford Graber II. Planning Commission/Historic Preservation Commission and City Council action required.**

1. CEQA Determination

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

2. File No. PHP18-029 (Local Landmark Designation)

Motion to recommend Approval/Denial

3. File No. PHP20-007 (Tier Determination)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-019:

A Certificate of Appropriateness to construct: [1] An 1,394 square foot addition to an existing 3,388 square foot single-family residence; and [2] A 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. (APN: 1047-3 51-14); **submitted by RCM Construction, Inc.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines § 15331

2. File No. PHP19-019 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

D. ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP20-009: 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 111 North Monterey Avenue within the CN (Neighborhood Commercial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-523-15) **Submitted by Jingmin Feng.**

1. **CEQA Determination**

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

2. **File No. PHP20-009** (Eligibility Review)

Motion to Approve/Deny

DISCUSSION ITEMS:

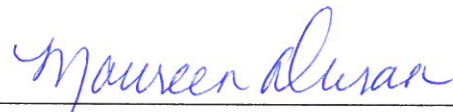
1. Downtown Facade Improvement Program

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 **August 13, 2020**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **July 6, 2020**, 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 Microsoft Teams)**

Historic Preservation Subcommittee

Minutes

June 11, 2020

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via Microsoft Teams, 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

Cathy Wahlstrom, Planning Director
Rudy Zeledon, Assistant Planning Director
Diane Ayala, Senior Planner
Elly Antuna, Associate Planner
Monica Carranza, Administrative Intern

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the May 14, 2020, meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP20-005 AND PHP20-002:** A request for a Tier

Determination (File No. PHP20-005) and Local Landmark Designation (File No. PHP20-002) of a single-family residence (Eligible Historic Resource) located at 535 East D Street 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: 1048-393-18); submitted by Jose Vladimir Felix and Angela Dawn Tejada and the City of Ontario. **Planning Commission/Historical Preservation Commission and City Council action required.**

Monica Carranza, Administrative Intern, presented the staff reports for File Nos. PHP20-005 and PHP20-002.

Motion approving **File No. PHP20-005** and recommending approval of **File No. PHP20-002** to the Planning/Historical Preservation Commission was approved unanimously by those present (3-0).

DISCUSSION ITEMS

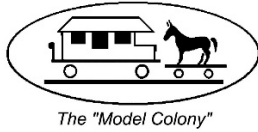
1. Cultural Resource Report for the Merrill Specific Plan Area
2. Model Colony Awards presentation scheduled for the June 16, 2020 City Council Meeting.

There being no further business, the meeting was adjourned at 6:23pm.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

July 9, 2020

DECISION NO:

FILE NO: PHP18-029

DESCRIPTION: A request for a Local Landmark Designation of a single-family residence, a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street within the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN: 1047-543-01); **submitted by Clifford Graber II.**

PART I: BACKGROUND & ANALYSIS

CLIFFORD GRABER II, (herein after referred to as “Applicant”) has made a request for a Local Landmark Designation of 301 East Fourth Street, (File No. PHP18-029), the Clifford C. Graber House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a 2 1/2-story, single-family residence situated on .61 acres of land located at 301 East Fourth Street and is depicted in *Exhibit A: Site Map*, attached. The remainder of the site is developed with a detached 3-car garage. Primary driveway access to the site is from Fourth Street which is shared by the adjacent family owned and operated Graber Olive House business. There are several matured Coast Redwoods (*Sequoia sempervirens*) and Deodar (*Cedrus deodara*) trees located in the front yard and east side yard along the driveway, which contribute to a “forest” like setting. The parkway at the northeast corner of East Fourth Street and North Columbia Avenue features a mature Camphor tree canopy.

The property is a Contributor to the designated College Park Historic District and the proposed Graber Olive House Historic District. The College Park Tract was one of the first subdivisions to have underground telephone, water, gas and electrical lines, ornamental street lighting, and improved streets and alleyways. It has had minimal alterations since the 1920’s when most of the homes were built. There are many architectural styles of homes in the College Park District, including Mediterranean Revival, Craftsman Bungalow, Colonial Revival, Prairie, Ranch and Tudor.

(2) Background: The Ontario Register includes properties that have been surveyed at the intensive level and have been determined an Eligible Historic Resource, Contributors and Non-Contributors to designated or proposed Historic Districts and designated landmarks. To date, City Council has designated 97 local landmarks and over 400 contributing structures or buildings in Ontario’s 7 Historic Districts. A resource could have multiple historic statuses in accordance to the resource’s historical significance and importance to a specific historical theme, association, and/or time period. There are numerous resources in the City’s historic districts that contribute to a district’s significance

and meet the criteria individually for local landmark designation. Property owners may choose to have their property designated a local landmark even if the property is already designated a contributor to bring increased awareness to the historic and cultural significance of the individual site. The Clifford C. Graber House, along with over 70 other properties, was designated by City Council as a Contributor to the College Park Historic District on July 18, 2000. In October 2018 the Applicant requested a historic district designation of the properties directly associated with the Graber Olive House Company (File No. PHP18-028), and a local landmark designation of the Clifford C. Graber House (File No. PHP18-029). Local landmark designation of this property would bring the total number of landmarks to 99.

(3) Architectural Description: The 2 1/2-story residence, as depicted in *Exhibit B: Site Photographs*, was constructed in 1907, by Clifford C. Graber, in the Craftsman Bungalow architectural style. The building is a great representation of an early 1900s single-family residential house. The residence is square shaped in plan with a composition shingle covered, gable roof with exposed eaves, horizontal wood siding, and a stone (rock) foundation. The Clifford C. Graber House features multi-paned double-hung windows, shed-roofed dormer windows, purlins, a brick chimney, two rear balconies and an enclosed front porch. An intensive level survey of the property completed in 1984 noted that the porch had been enclosed prior to 1934. During the 1930s, many Craftsman Bungalow front porches in the area were enclosed, molding the Craftsman Bungalow style into what it is today. It reflected the changes in way of life of the community.

The Clifford C. Graber House has not had any significant alterations to the property other than the construction of a 3-car garage in 1939. The garage features a unique triple-gable roof design with a central front facing gable flanked by two shorter front facing gables. The garage is clad in horizontal wood siding. A brick wall encloses the side and back yards and a picket fence encloses the front yard. The east side of the property is open to the adjoining lot where the Graber Olive Company business operations are located. On the north side of the property, there is a landscaped area designed to play horseshoes also generously shaded and enclosed by trees, creating a private area to play games or relax. The overall condition of the building is fair, and architectural integrity is high.

(4) Historic Context: The Craftsman Style of architecture evolved from the Arts and Craft movement that originated in England in the late 1800s. As a contradiction to the Victorian era, it emphasized natural materials and functionality. In the United States the style became popular from 1895-1920s. The details were simple, contradicting the “gingerbread” of the ornate Victorian home. The wood was stained, instead of painted, and the homes featured built in cabinets, buffets and benches. The moldings and other trim work were simple shapes, which could create complex designs. Tile fireplaces were also used. Other common character-defining features include exposed rafter tails, large porches, rock foundation and bases, exposed wood beams, and exposed attic vents.

The Craftsman variation of the bungalow is the dominant home style in Ontario’s historic neighborhoods. There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows. The Craftsman style flourished in

Southern California, with some of the best examples of the style located in local neighborhoods.

The Clifford C. Graber House has been occupied by the Graber family for over 100 years. The Graber's are the founders and owners of the Graber Olive Company, the City of Ontario's oldest continuously operated business. The property was purchased by Clifford C. Graber and his brother Charles, whom emigrated from Clay City, Indiana to California to treat Clifford's health conditions. The brothers quickly impressed local Ontario residents with their Midwestern work ethic and soon borrowed enough money to purchase a 10-acre lot from George and William Chaffey. The Graber brothers then began selling oranges and other short-term crops on the adjacent parcels, later venturing into the olive curing and canning industry. By 1894, the olives became so popular in Ontario and nearby cities, that Graber founded the Graber Olive House on the neighboring property. The Clifford C. Graber House has been home to 3 generations of the Graber family.

(5) Evaluation: A historic resource may be designated an "historic landmark" by the City if it meets the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources, or it meets the Local Landmark Designation criteria in the Ontario Development Code. Historic resources must also have integrity for the time in which they are significant. In addition to the evaluation of the criteria, integrity, or the ability to convey historic association, of the resources must also be considered. The 7 aspects of integrity are design, setting, materials, workmanship, location, feeling and association.

The architectural integrity of the residence is high as it retains all its original exterior features and has had minimal exterior alterations. The mature landscape provides an environment that conveys the feeling and association to an earlier time. Apart from being architecturally significant due to its high integrity and minimal alterations over the last 100 years, it is also associated with one of the revolutionary pioneers of the standardization of the canning olives industry, Mr. Clifford C. Graber. The house remains in the Graber family to this day. Staff recommends the historic resource be designated as Local Landmark No. 99 as it meets the designation criteria.

PART II: RECITALS

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

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

WHEREAS, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed; 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 July 9, 2020, 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 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. The Local Historic District Designation will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

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

(1) FINDING: The Clifford C. Graber House located at 301 East Fourth Street meets the criteria for local landmark designation as contained in the Development Code (Section 4.02.040 Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas):

a. The historic resource is identified with persons or events significant in local, state, or national history; and

FACT: The Clifford C. Graber house belonged to Clifford C. Graber who founded and managed the Graber Olive Company. Mr. Graber was an early Ontario agricultural pioneer. Graber harvest citrus and other short-term crop but found success selling olives. Graber’s olives are cured using a recipe developed by Clifford C. Graber that is still a family secret. The Graber Olive Company is Ontario’s oldest continuously operated business and continues to be family-owned, since 1894. Clifford C. Graber also served as a City Councilmember from 1918 until 1925. Graber was also a longtime member of the Chaffey Joint Union High School District. The Chaffey High School football field was named after him. The residence has remained in the Graber family for over 100

years, and is currently occupied by third generation Clifford Graber II, current president of the Graber Olive Company.

b. *The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction; and*

FACT: The Clifford C. Graber House is one of the finest examples of the Craftsman Bungalow architectural style in the City, which is evident by survival of the building's character-defining features. The house retains the original distinctive roof form, horizontal wood siding, wood windows, rear balconies, and unique 3-car garage with high front-facing gable flanked with two shorter facing gables.

c. *The historic resource 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.*

FACT: The Clifford C. Graber House was built in 1907 making it one of the earliest examples of the Craftsman architectural style in Ontario. It is also one of the few remaining examples of the 2 1/2-story Craftsman Bungalow in the City.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends the Historic Preservation Commission recommends City Council approval of the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of July 2020.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph and Site Map



The Clifford C. Graber House

Site Plan

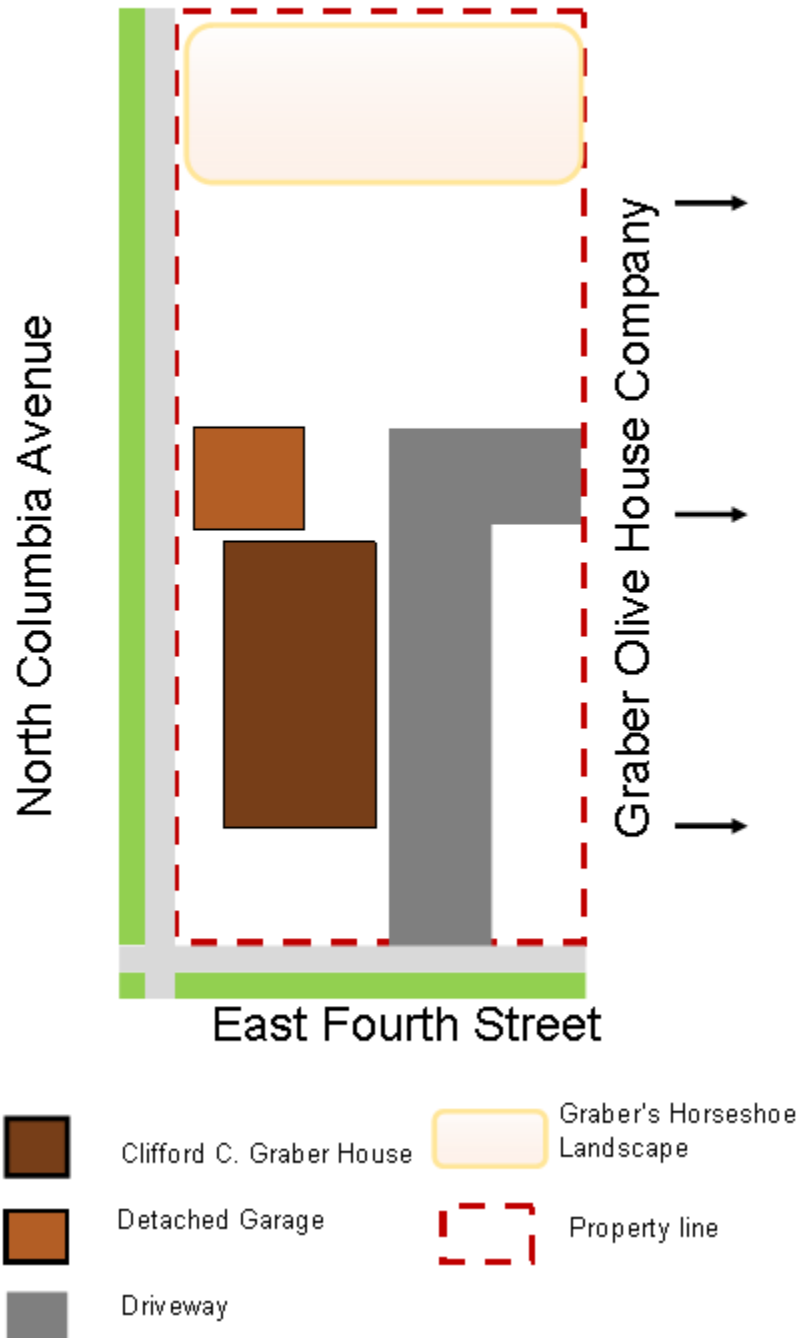


Exhibit B: Site Photographs



Figure 1: Graber House. South Elevation

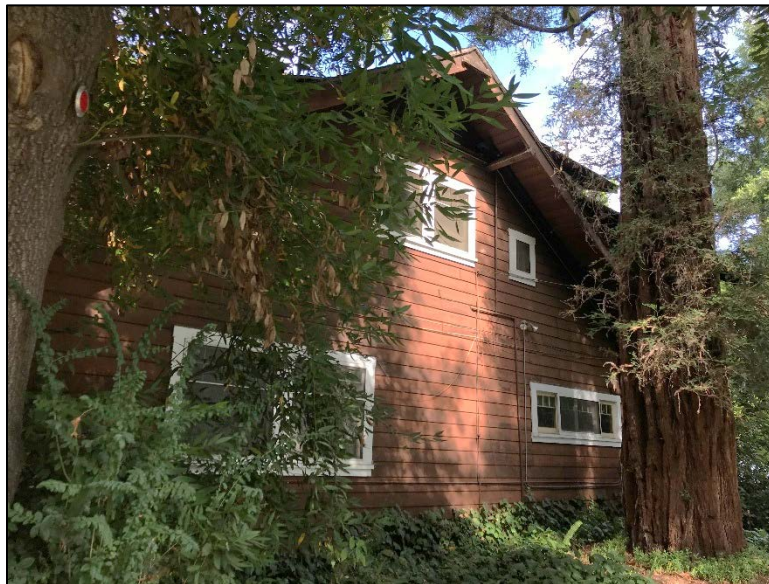
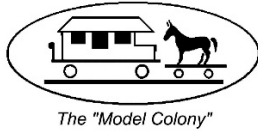


Figure 2: Graber House. East Elevation



Figure 3: Graber House. Northeast Elevation and Garage



Historic Preservation Subcommittee

July 9, 2020

DECISION NO:

FILE NOS: PHP20-007

DESCRIPTION: A request for a Tier Determination of a single-family residence, a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street within the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN: 1047-543-01); **submitted by the City of Ontario**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination, File No. PHP20-007, of 301 East Fourth Street upon property owner initiation of a local landmark designation request, File No. PHP18-029, for the property known as the Clifford C. Graber House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a 2 1/2-story, single-family residence situated on .61 acres of land located at 301 East Fourth Street. The remainder of the site is developed with a detached 3-car garage. Primary driveway access to the site is from Fourth Street which is shared by the adjacent family owned and operated Graber Olive House business. There are several matured Coast Redwoods (*Sequoia sempervirens*) and Deodar (*Cedrus deodara*) trees located in the front yard and east side yard along the driveway, which contribute to a "forest" like setting. The parkway at the northeast corner of East Fourth Street and North Columbia Avenue features a mature Camphor tree canopy.

The property is a Contributor to the designated College Park Historic District and the proposed Graber Olive House Historic District. The College Park Tract was one of the first subdivisions to have underground telephone, water, gas and electrical lines, ornamental street lighting, and improved streets and alleyways. It has had minimal alterations since the 1920's when most of the homes were built. There are many architectural styles of homes in the College Park District, including Mediterranean, Craftsman Bungalow, Colonial Revival, Prairie, Ranch and Tudor.

(2) Project Background: To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest

preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are city initiated and typically processed in conjunction with applications for landmark or historic district designations and when determining eligibility to the Ontario Register.

(3) Evaluation: A set of criteria, which is based on architecture and history, is used to determine the Tier recommendation. Tier I historic resources must meet at least one of the criteria within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determined eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record was completed for the Clifford C. Graber House and is attached to this report in Exhibit A: Tier Determination.

PART II: RECITALS

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

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

WHEREAS, 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 proposed; 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 July 9, 2020, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

(1) The Clifford C. Graber House meets the Tier I criteria as identified in the attached Tier Determination record (Exhibit A).

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

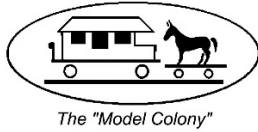
SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of July 2020.

Historic Preservation Subcommittee

Exhibit A: Tier Determination Form



Historic Preservation Subcommittee

July 9, 2020

DECISION NO:

FILE NOS: PHP20-007

DESCRIPTION: A request for a Tier Determination of a single-family residence, a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street within the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN: 1047-543-01); **submitted by the City of Ontario**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination, File No. PHP20-007, of 301 East Fourth Street upon property owner initiation of a local landmark designation request, File No. PHP18-029, for the property known as the Clifford C. Graber House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a 2 1/2-story, single-family residence situated on .61 acres of land located at 301 East Fourth Street. The remainder of the site is developed with a detached 3-car garage. Primary driveway access to the site is from Fourth Street which is shared by the adjacent family owned and operated Graber Olive House business. There are several matured Coast Redwoods (*Sequoia sempervirens*) and Deodar (*Cedrus deodara*) trees located in the front yard and east side yard along the driveway, which contribute to a "forest" like setting. The parkway at the northeast corner of East Fourth Street and North Columbia Avenue features a mature Camphor tree canopy.

The property is a Contributor to the designated College Park Historic District and the proposed Graber Olive House Historic District. The College Park Tract was one of the first subdivisions to have underground telephone, water, gas and electrical lines, ornamental street lighting, and improved streets and alleyways. It has had minimal alterations since the 1920's when most of the homes were built. There are many architectural styles of homes in the College Park District, including Mediterranean, Craftsman Bungalow, Colonial Revival, Prairie, Ranch and Tudor.

(2) Project Background: To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest

preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are city initiated and typically processed in conjunction with applications for landmark or historic district designations and when determining eligibility to the Ontario Register.

(3) Evaluation: A set of criteria, which is based on architecture and history, is used to determine the Tier recommendation. Tier I historic resources must meet at least one of the criteria within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determined eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record was completed for the Clifford C. Graber House and is attached to this report in Exhibit A: Tier Determination.

PART II: RECITALS

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

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

WHEREAS, 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 proposed; 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 July 9, 2020, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

(1) The Clifford C. Graber House meets the Tier I criteria as identified in the attached Tier Determination record (Exhibit A).

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

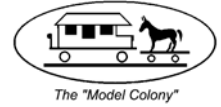
SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of July 2020.

Historic Preservation Subcommittee

Exhibit A: Tier Determination Form



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: July 9, 2020
Location: 301 East Fourth Street
Historic Name: Clifford C. Graber House
APN: 1047-543-01

Decision Date: July 9, 2020
File No.: PHP20-007
Decision Making Body: HPSC
Tier Determination: I
Current Historic Status: Contributor

Architectural Description:



The Clifford C. Graber House is a 2 1/2-story single-family residence situated on .61 acres of land at the northeast corner of Fourth Street and Columbia Avenue. The residence was constructed in the Craftsman architectural style in 1907. The residence is square shaped in plan and is approximately 3,470 square foot. It has a composition shingle gable roof with exposed eaves, horizontal wood siding, and a stone (rock) foundation. The Clifford C. Graber House features multi-paned double hung windows, shed-roofed dormer windows, purlins, a brick chimney, two rear balconies and an enclosed front

porch. An intensive level survey of the property completed in 1984 noted that the porch had been enclosed prior to 1934. During the 1930s, many Craftsman Bungalow front porches in the area were enclosed, molding the Craftsman Bungalow style into what it is today. It reflected the changes in way of life of the community.

The Clifford C. Graber House has not had any significant alterations to the property other than the construction of a 3-car garage in 1939. The garage features a unique triple-gable roof design with a central front facing gable flanked by two shorter front facing gables. The garage is clad in horizontal wood siding. A brick wall encloses the side and back yards and a picket fence encloses the front yard. The east side of the property is open to the adjoining lot where the Graber Olive Company business operations are located. On the north side of the property, there is a landscaped area designed to play horseshoes also generously shaded and enclosed by trees, creating a private area to play games or relax. The overall condition of the building is fair, and architectural integrity is high.

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 Clifford C. Graber House is one of the finest examples of the Craftsman Bungalow architectural style in the City, which is evident by survival of the homes character-defining features. The Clifford C. Graber house was built in 1907 making it one of the earliest examples of the Craftsman architectural style in Ontario. Most of the houses in the College Park Tract were constructed in the 1920s. The house retains the original distinctive roof form, horizontal wood siding, wood windows, rear balconies, and unique three-car garage. Furthermore, the property retains much of the original setting including formal gardens, and numerous mature trees that help to contribute to the residences

eligibility for designation as it conveys, in its setting, the feeling and association of early life in Ontario. This house has had minimal to no alterations and has high integrity.

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, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

The Clifford C. Graber house belonged to Clifford C. Graber who founded and managed the Graber Olive Company. Clifford C. Graber was an early Ontario agricultural pioneer. Graber harvested citrus and other short-term crop but found success selling olives. Graber's Olives are cured using a recipe developed by Clifford C. Graber that is still a family secret. The Graber Olive Company is Ontario's oldest continuously operating business and continues to be family-owned, since 1894. Clifford C. Graber was the first to standardize the size of olives by measurement, using 1/16 measuring scale (a size 16 means the olive is 1 inch in diameter). Clifford invented the grader himself as it was designed to be powered by a Ford Model T motor. The grading machine separated the olive by size the device then would sort the olives by volume; the sizes were 10s, 12s and 16s. The olives are canned, labeled, and sold worldwide.

In addition to founding the Graber Olive Company, Clifford Graber also served on the Ontario City Council from 1918 to 1925. Graber was also a longtime member of the Chaffey Joint Union High School. District. The Chaffey High School football field was also named after him. The Graber family continue to run the Graber Olive House operations and still resides on the property. The residence has remained in the Graber Olive family for over 100 years, since 1907.



Historic Preservation Subcommittee

July 9, 2020

DECISION NO:

FILE NO: **PHP19-019**

DESCRIPTION: A Certificate of Appropriateness to construct: [1] an 1,394 square foot addition to an existing 3,388 square foot single-family residence, and [2] A 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a Non-Contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1047-351-14); **submitted by RCM Construction, Inc.**

PART I: BACKGROUND & ANALYSIS

RCM CONSTRUCTION, INC., (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP19-019, 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 0.64 acres of land at 1404 North Euclid Avenue. The property is located on the east side of North Euclid Avenue, bound by La Denev Drive to the north and Hawthorne Drive to the south. The property was designated by the City Council on June 4, 2013 as a Non-Contributor to the Euclid Avenue Historic District. The property is depicted in *Exhibit A: Aerial Photograph*, attached.

The project site is located in the Euclid Avenue Historic District and is surrounded by residential uses. The Euclid Avenue Historic District is defined by various periods of growth and development that occurred from 1888 through 1965. Character-defining features of the historic district include a 60-foot-wide center landscape median in Euclid Avenue, mature street trees including the Silk Oak and Camphor, scored sidewalks, rock curbs, King Standard lampposts, and residences and commercial buildings in a variety of architectural styles from multiple periods of development. The Euclid Avenue Historic District features some of Ontario's best examples of the Victorian, Craftsman, Mediterranean Revival and Spanish Colonial architectural styles. Homes within the neighboring College Park and La Denev Drive Historic Districts, and surrounding neighborhoods were developed in the 1920s through the 1950s. The single-family homes flanking the project site were constructed in the 1940s and 1950s. The historic district is

predominately residential development with single and multi-family residences, churches and a school. Buildings in the historic district feature large front yard setbacks, typically 30 to 40 feet, with some residential front yard setbacks close to 60 feet.

In February 2005, the Planning/Historic Preservation Commission approved a Certificate of Appropriateness (File No. PHP04-030) for new infill construction of the 2-story, single-family residence (3,388 square foot) and attached 2-car garage (512 square foot) at the project site (*Exhibit B: Site Photographs*). The property lot width is 80 feet and the depth is 372 feet, approximately two and a half times more than the surrounding properties. The residence is setback 44 feet from the front property line, consistent with the surrounding residences, 10 feet from the northern (interior) property line, 16 feet from the southern (interior) property line and 222 feet and 8 inches from the rear property line. Vehicular access to the attached side-on garage located at the rear of the house is from Euclid Avenue. The residence was constructed with Mediterranean Revival and Spanish Colonial Revival elements, styles that are present within the surrounding neighborhood. The residence features a low-pitched hipped tile roof, a smooth stucco finish, decorative ironwork, balconies, recessed and arched windows, and columns. Because this single-family residence is new construction, it does not contribute to the significance of the Euclid Avenue Historic District and has been designated a Non-contributor.

(2) Project Description: The Applicant is requesting a Certificate of Appropriateness (File No. PHP19-019) to [A] allow for the construction of a 1,394 square foot addition at the rear of the existing 3,388 square foot residence, an increase in area of 48 percent, and [B] construct a 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU).

Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any addition, including residential accessory structures, exceeding 650 square feet in area or 50 percent of the existing original building area, whichever is less, to all historical resources, including Non-contributors to designated historic districts. Additionally, Section 5.03.010 (Accessory Residential Structures) of the Ontario Development Code requires approval of a Conditional Use Permit for detached accessory residential structures that exceed 16 feet in height or 1,050 square feet in size. The Conditional Use Permit is to regulate the use of the structure while the Certificate of Appropriateness is to evaluate if the proposed construction will cause adverse impacts to the historic resource. Conditional Use Permit review and approval will be conducted by the Planning/Historic Preservation Commission.

(A) Addition: The new construction will extend the original building footprint by 16' 8" east of the attached garage and add a second story over the full width of the garage and the new construction (*Figure 1: Addition Site Plan and Exhibit C: Site Plan*) for a total building height of 21'-5". The addition continues the required 10' interior setback along the northern property line. The addition will accommodate a pool room on the first floor

and a master bedroom suite on the second floor (*Exhibit D: Floor Plan*). A new spiral staircase will be constructed in the pool room leading to the master suite. A second staircase will be constructed in the existing living room that will also lead to the master suite. The exterior building wall finish will be a smooth stucco to match the original structure and is depicted in *Exhibit E: Conceptual Elevations*. The south elevation of the 2nd story addition will have glass walls with operable windows. The southern property line is densely landscaped with trees, shielding visibility to the neighboring property. The first-floor pool room will feature multiple sliding aluminum doors on the south and east elevations. All new windows proposed on the addition will match the style, size and material of the existing windows and will be hung or fixed.

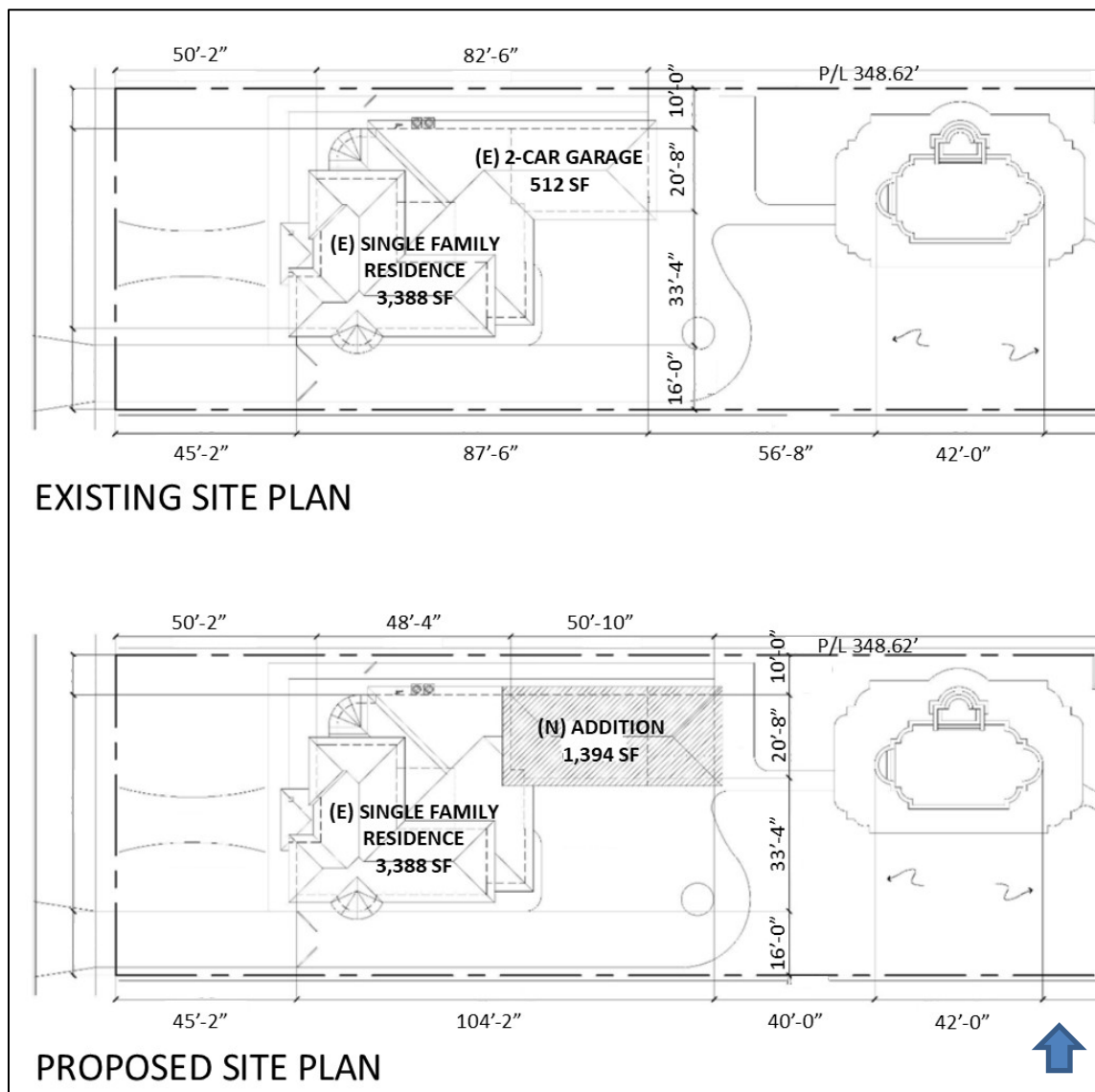


Figure 1: Addition Site Plan

(B) Accessory Residential Structure: The Applicant is also proposing to construct a 2,600 square foot, 2-story detached Accessory Residential Structure (*Figure 2: Accessory Residential Structure Site Plan and Exhibit C: Site Plan*). The building will be 21'-1" in height and will be 312 feet from the front property line, 166 feet 8 inches from the proposed addition, 5 feet 10 inches from the northern (interior) property line, 9 feet 3 inches from the southern (interior) property line and 10 feet from the rear property line. The building contains a 2-bay, 4-car garage and a 900 square foot RV garage. The second story, one-bedroom ADU is constructed over the 4-car garage and is accessed from an enclosed staircase on the north side of the structure (*Exhibit D: Floor Plan*). The new building is L-shaped in plan with a cross-hipped tile roof and smooth stucco siding (*Exhibit E: Conceptual Elevations*). The west elevation will feature 2 second-story balconies with decorative French doors to match the primary dwelling. The north and south elevations will feature arched openings with decorative iron details. The exterior light fixtures and window style, material and trim details on the detached accessory residential structure shall match the primary dwelling.

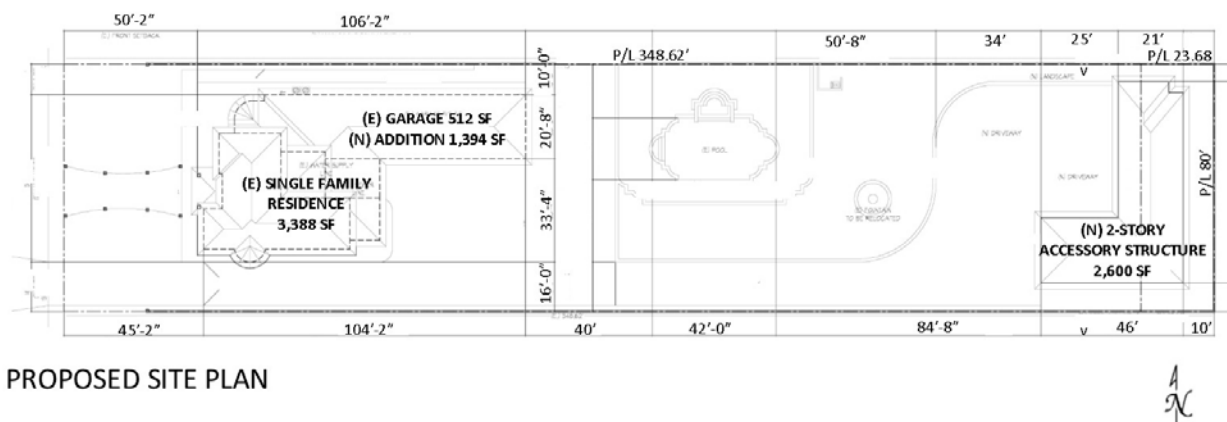


Figure 2: Accessory Residential Structure Site Plan

(3) Project Analysis: Pursuant to the City of Ontario Development Code, a reasonable effort shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Staff utilizes the Standards for Rehabilitation when evaluating the appropriateness of proposed additions and alterations to historic resources. The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government to help protect cultural resources by promoting responsible preservation practices. They are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. Rehabilitation, like Preservation, acknowledges a historic resource's change over time. The goal of Rehabilitation is to respectfully add to or alter a historic resource in order to meet new use requirements.

The proposed addition will be constructed at the rear of the residence with Mediterranean Revival style elements featured on the existing residence. The height of the second story addition will not exceed the height of the existing two-story residence. The proposed

addition is partly visible from the public right of way. The portion of the addition that is visible is setback approximately 48' from the primary façade and features a smooth stucco finish, tile roof and grid pattern window to complement the primary facade. The detached accessory residential structure will be setback 312 feet from the front property line and will not be visible from the public right of way. The addition and accessory residential structure will be constructed of materials compatible with the existing residence and will not detract or negatively impact the historic character of the Euclid Avenue Historic District.

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, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

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

WHEREAS, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the Project; and

WHEREAS, on July 9, 2020, 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 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 Project is categorically exempt from environmental review pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines; The proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

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 new construction, in whole or in part,

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. While the project site has not been identified as an historic resource, the site has been designated as a Non-Contributor to the Euclid Avenue Historic District. The new construction will be constructed at the rear of the existing residence and with partial visibility from the street. The accessory residential structure will be constructed 316 feet from the front property line and will not be visible from the street. The new addition and accessory residential structure will be constructed of materials compatible with the existing residence, such as a tile roof, smooth stucco siding and grid pattern windows; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The project does not propose any alterations to the existing site layout and circulation. The proposed addition and accessory residential structure will not result in any alteration to the orientation and the spatial relationship from the building to the Euclid Avenue Historic District, therefore the project will not change, destroy or adversely affect the character or value of the Euclid Avenue Historic District; and

c. Will be compatible with the exterior character-defining features of the historic resource. Although the project site is not considered historic, the site is adjacent to historic Euclid Avenue. Through enhanced architectural elements in the Mediterranean Revival architectural style, the proposed project will be compatible with the exterior features of the Euclid Avenue Historic District; and

d. Will not adversely affect or detract from the character of the historic district. Through enhanced architectural elements in the Mediterranean Revival architectural style, the proposed project does not detract from the character of the Euclid Avenue Historic District.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 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 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of July 2020.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



View looking northeast



View looking southeast

Exhibit B: Site Photographs Cont'd



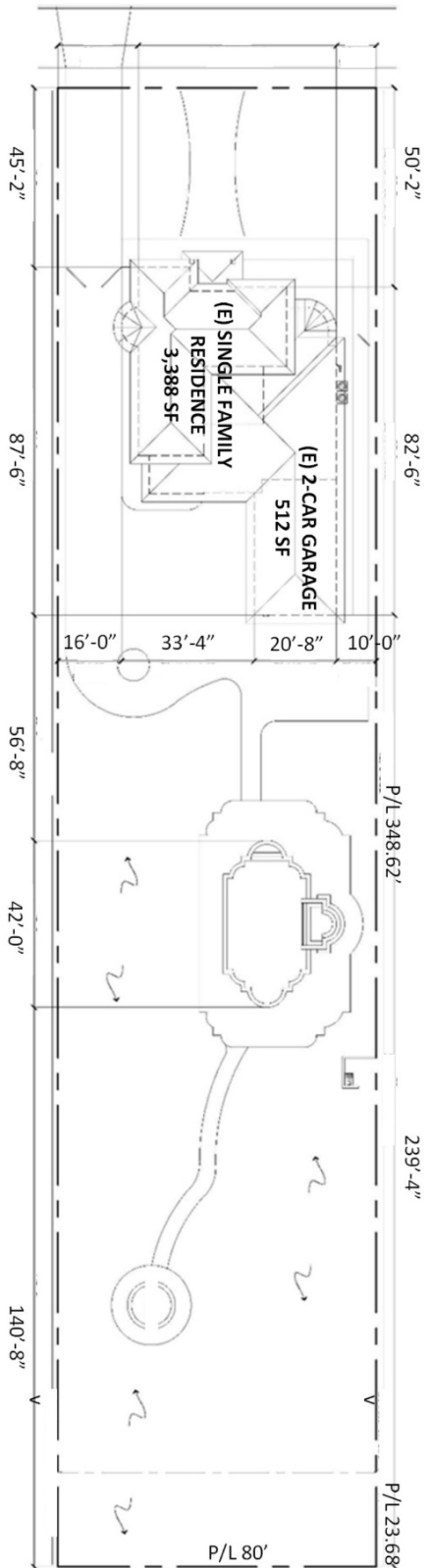
Location of proposed addition



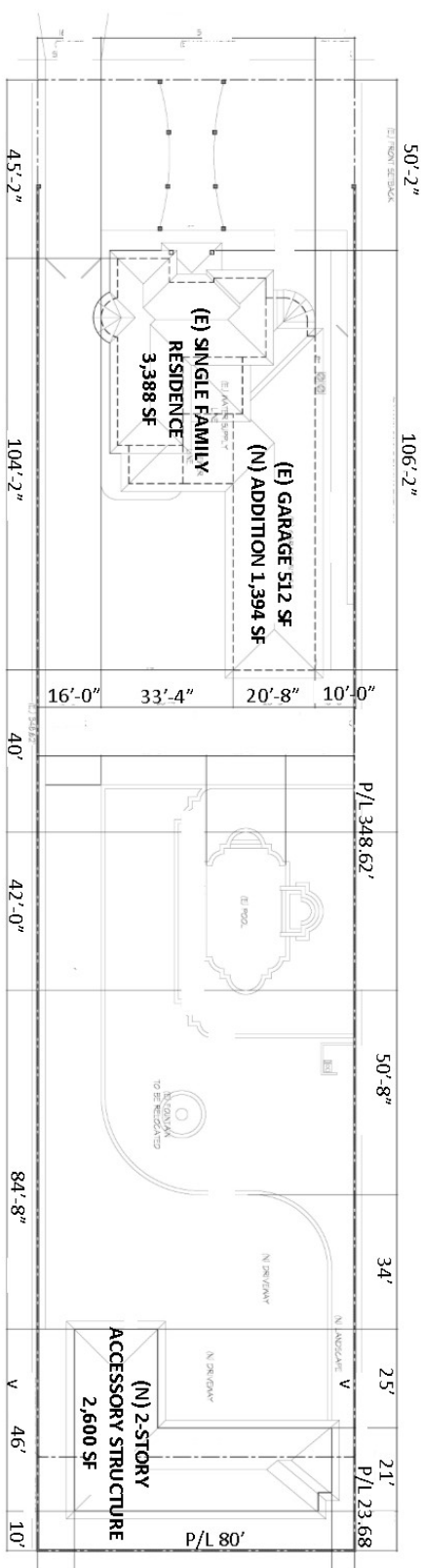
Location of proposed accessory residential structure

Exhibit C: Site Plan

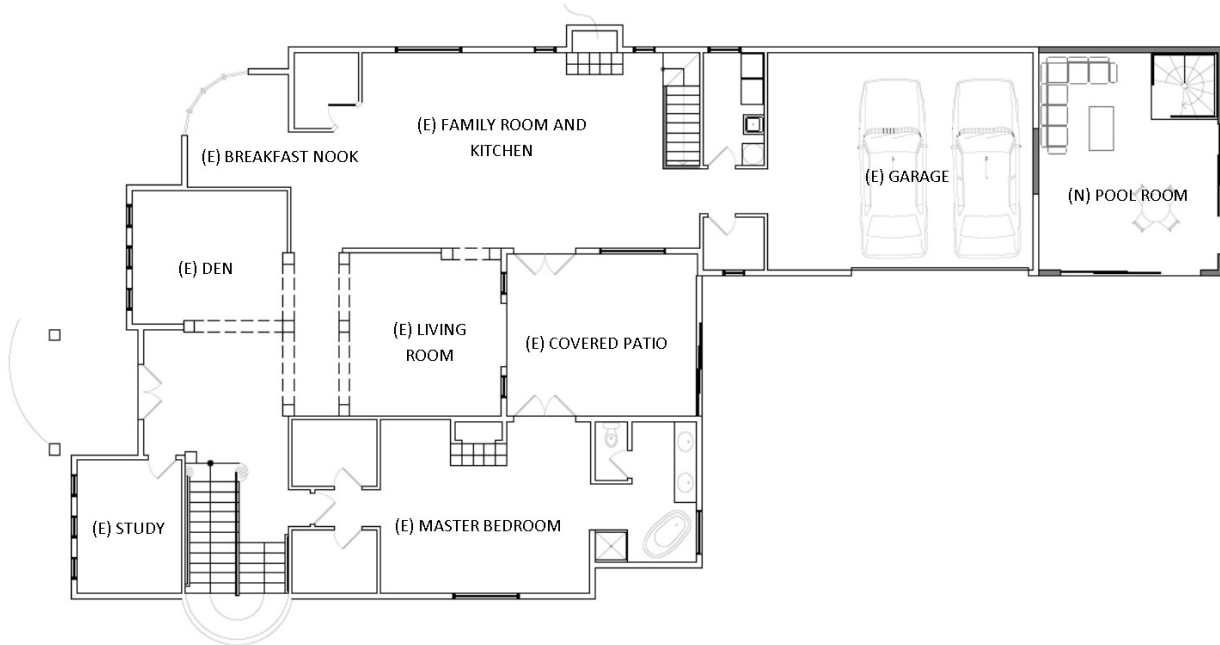
EXISTING SITE PLAN



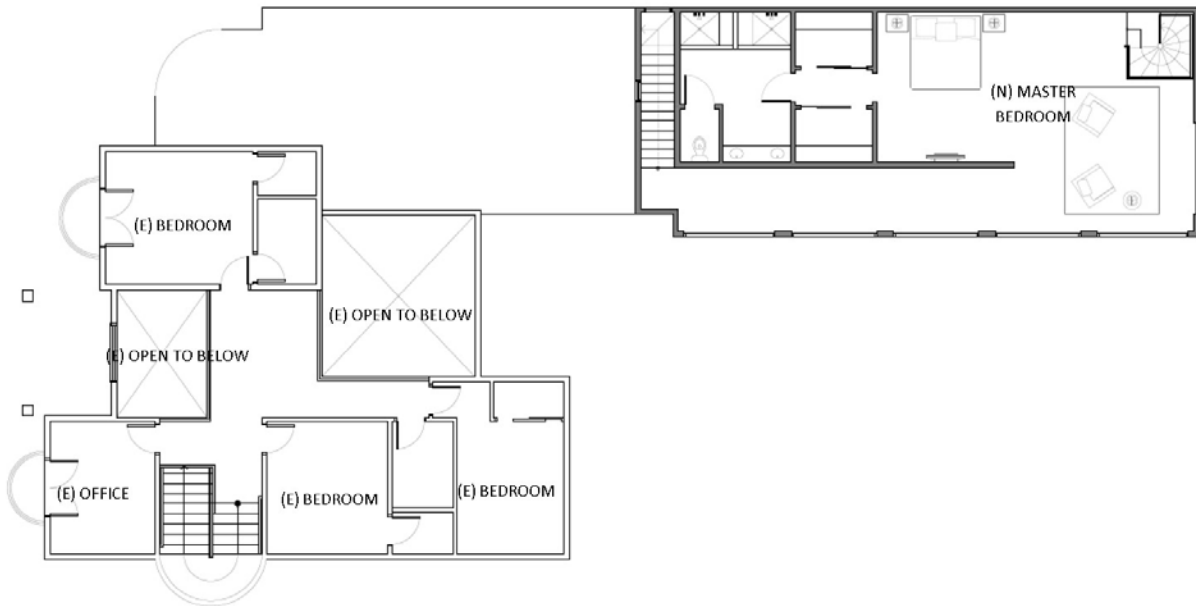
PROPOSED SITE PLAN



**Exhibit D: Floor Plan
Addition**

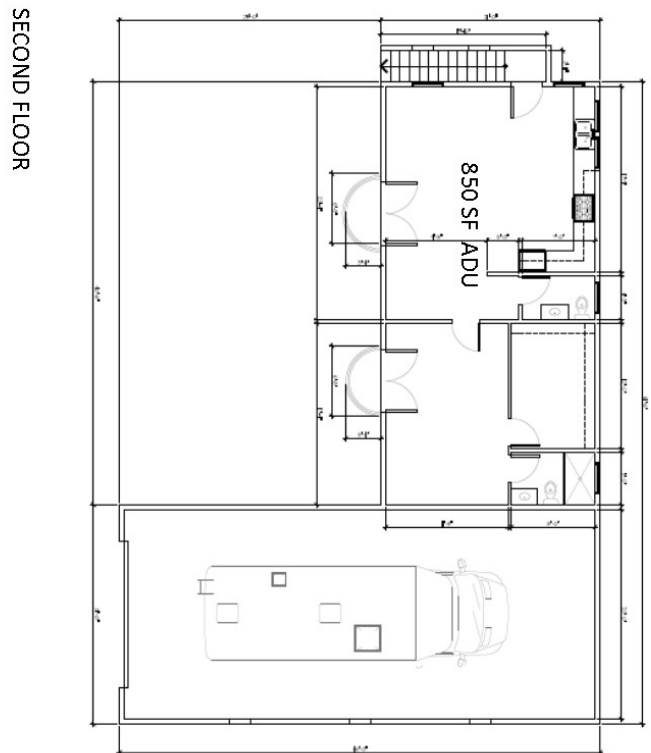
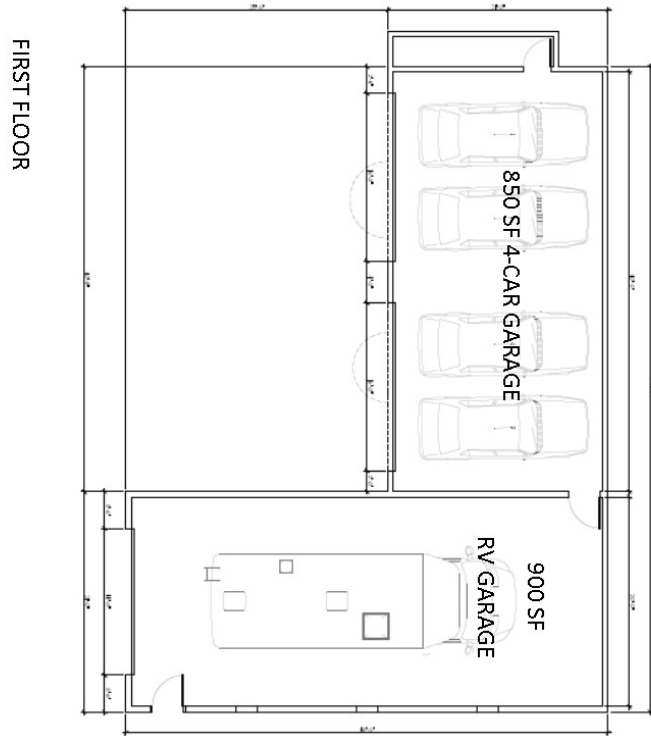


FIRST FLOOR



SECOND FLOOR

**Exhibit D: Floor Plan Continued
Accessory Residential Structure**



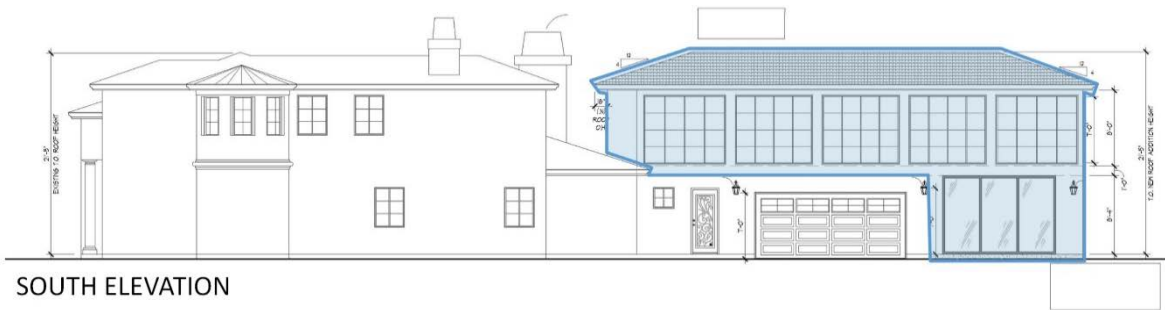
**Exhibit E: Conceptual Elevations
Addition to Primary Dwelling**



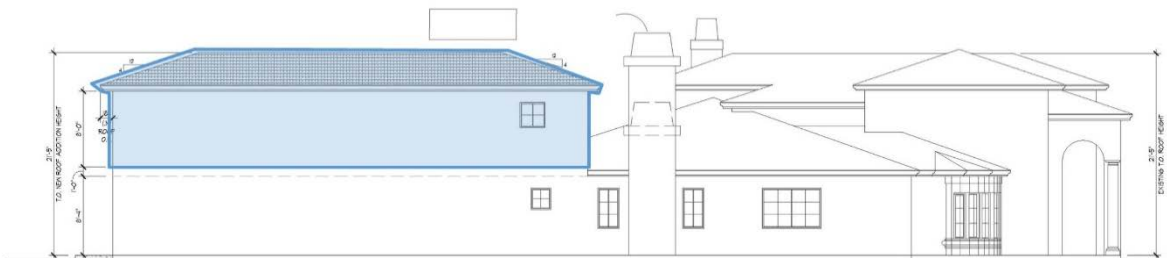
WEST ELEVATION



EAST ELEVATION



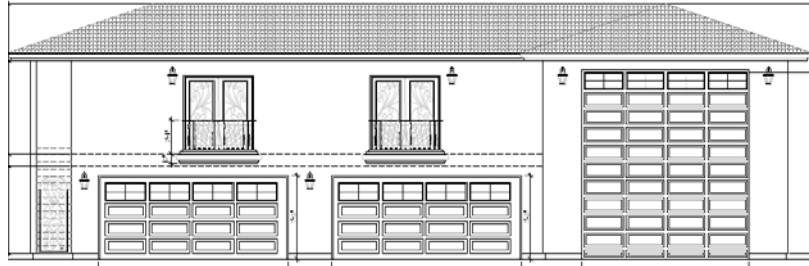
SOUTH ELEVATION



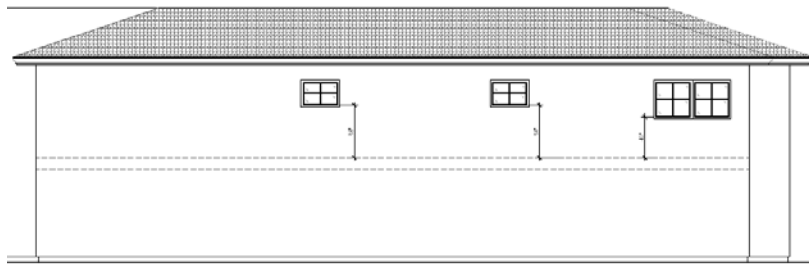
NORTH ELEVATION



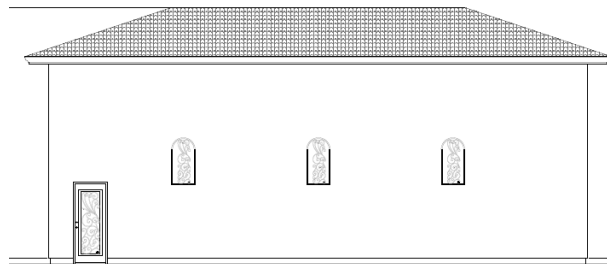
***Exhibit E: Conceptual Elevations Continued
Accessory Residential Structure***



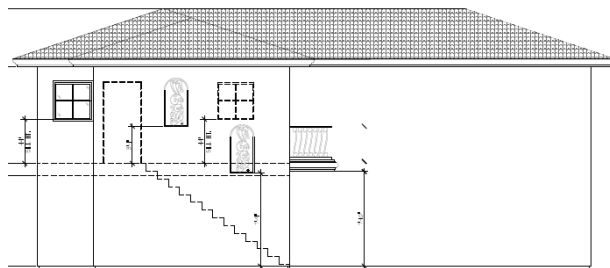
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Attachment "A"

FILE NO. PHP19-019
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	July 9, 2020
File No.:	PHP19-019
Location:	1404 North Euclid Avenue (APN: 1047-351-14)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate of Appropriateness to construct: [1] an 1,394 square foot addition to an existing 3,388 square foot single-family residence, and [2] A 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a Non-Contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) and EA (Euclid Avenue Overlay) zoning districts.

CONDITIONS OF APPROVAL

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

1. Time Limits.

1.1. 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. Site Plan.

2.1. Addition. New addition to existing residence shall maintain the following minimum setbacks:

2.1.1. Front/West property line – 98'-6"

2.1.2. Pool to the east – 40'

2.1.3. North property line - 10'

2.1.4. South property line – 49'-4"

2.2. Accessory Residential Structure. Detached accessory residential structure shall maintain the following minimum setbacks:

2.2.1. Front/West property line – 312'

2.2.2. Principal Dwelling to the west – 166'

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2.2.3. North property line – 5'-10"

2.2.4. South property line – 9'-3"

2.2.5. East property line – 10'

3. Architectural Treatment.

3.1. Exterior light fixtures shall be period appropriate. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.

3.2. All of the exterior siding on the buildings shall be a smooth stucco to match the original building.

3.3. Roof slope of new construction shall match the existing building. All roofing material on the existing building and new construction shall be a cement tile shingle. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.

3.4. The roof of all new construction shall be hipped to match the existing.

3.5. Eave overhang shall match existing.

3.6. The style (i.e. frame thickness, opening direction, etc.) and fenestration of the new windows shall match the existing building. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.

3.6.1. Windows shall be hung or fixed style.

3.6.2. All windows and exterior doors shall have a recessed opening to match existing.

3.6.3. Window and exterior doors shall have trim to match existing.

3.7. Addition.

3.7.1. The finished floor on the new construction shall match existing.

3.8. Accessory Residential Structure.

3.8.1. Balcony French doors, railing, and decorative features shall match the existing principal residence balconies.

3.8.2. Garage doors style and recess shall match the principal residence.

4. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department prior to commencement of work.

5. The applicant shall obtain a building permit prior to any demolition or construction.

6. Any deviation from the approved plans, stamped red-lined plans are the official set, shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

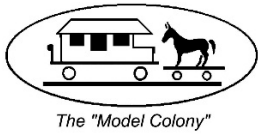
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7. Conditions of Approval shall be reproduced onto the plans submitted for permits.
8. Prior to Occupancy, the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



Historic Preservation Subcommittee

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DECISION NO.:

FILE NO.: PHP20-009

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 111 North Monterey Avenue within the CN (Neighborhood Commercial) zoning district. (APN: 1048-523-15); **Jingmin Feng**

PART I: BACKGROUND & ANALYSIS

JINGMIN FENG, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP20-009, 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 0.37 acres of land located at 111 North Monterey Avenue and is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is located within the potential Parkside Addition Historic District.

(2) Background: The City of Ontario Development Code allows for the removal of eligible or nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Project Setting: The project site is located at the northwest corner of East Holt Boulevard and North Monterey Avenue within the potential Parkside Addition Historic District (*Exhibit B: Historic District Map*) and is depicted in *Exhibit C: Photographs*. The 0.37-acre site is developed with a residence, one-car garage, and a 3-car garage located along the alley at the north end of the site. The southern section of the site which fronts Holt Boulevard is undeveloped. A well-established single-family residential neighborhood is to the north, a gas station to the east and a historic multiple-family development to the west. During the late 1990s, the potential historic district was evaluated using a windshield survey, establishing the boundary that exists today. The district is comprised of primarily single and multi-family dwellings constructed during the 1920s-1940s, and the commercial buildings along Holt Boulevard. Some areas retain the original rock curb, but most of the curbs have been replaced with standard concrete curb. Many of the buildings

in the potential district have been substantially altered and consequently, were removed by the HPSC from the Ontario Register of Historic Resources in November 2008. The potential district has not been reevaluated since that time.

The East Holt Boulevard section of the potential historic district was originally developed with residences in the early 1900s when Holt Boulevard (A Street) was a 2-lane dirt road also known as the Ocean to Ocean Highway. Commercial uses were introduced in the 1920s when A Street became a 4-lane highway. The 1950s saw the renaming of A Street to Holt Boulevard, and a shift further away from residential to more automotive related and commercial uses. The remaining buildings on the subject site are not thematically related to the residential neighborhood to the north and do not contribute to the potential Parkside Addition Historic District.

(4) Architectural Description: Approximately 760 square foot, the one-story single-family residence on the site was constructed in 1920 (est.) by Mr. James Hinshaw, according to City directories. The residence was constructed in the Vernacular Bungalow style of architecture and is depicted in *Exhibit C: Site Photographs*. The building is L-shaped in plan and features a low pitch cross-gabled roof covered in composition shingles. The building is clad in horizontal and vertical wood siding, has an enclosed front porch, and a secondary enclosure with a front facing gable roof. The porch enclosures are constructed of vertical wood siding, steel casement windows and a simple wood door that functions as the primary entrance. The original porch is clearly defined and is covered in the original horizontal wood siding. The original exterior wall is visible through the steel casement window of the porch enclosure. The residence features exposed rafter tails, decorative brackets and vertical wood slat attic vents at the gable ends. The residence also features hung wood windows surrounded by wood trim.

A detached one-car garage constructed in the same style as the residence is located west of the residence. A building permit was issued in 1949 to move the one-car garage to its current location. The alley-facing garage features a front facing gable roof covered in composition shingles and is clad in horizontal wood siding. Further west on the site is a 3-car garage. Built in 1955, the 3-car garage is alley facing, has 3 bays with a shed roof and is clad in textured stucco siding. City directories and building permit records indicate Mr. James Hinshaw, a shoe repair man, built and occupied the residence from 1920 until 1938. In 1926, Mr. Hinshaw pulled a permit to construct a "Radio and Shoe Repair" shop on the property. Sanborn maps show the repair shop and a grocery store were present on the site during the 1920s and were later demolished to accommodate a gas station in the 1950s. The gas station was demolished in the 1970s. Since Mr. Hinshaw occupied the site, the residence has had numerous occupants that owned or occupied the site. The longest recorded property owners are the Kendall Family who owned the property from 1980 until 2009.

(5) Evaluation: Alterations to the site and building, which include the front porch enclosure, demolition of early commercial buildings and nearby residences on the southern portion of the site, and construction of the 3-car garage in 1955, have diminished

the overall historic integrity of the site and the single-family residence. Although the porch enclosure appears to be easily reversible, the residence is not an excellent example or notable representation of a particular architectural style and would not be eligible for designation as an individual local landmark.

Since the site is located within the current boundaries of the potential Parkside Addition Historic District, eligibility as a Contributor was also considered. The proposed southern boundary of the district would likely be modified removing properties along Holt Boulevard including this site if the district was resurveyed. The new southern boundary would be just north of the residence delineated by the alley. The Proposed Parkside and potential Parkside Addition Historic Districts are comprised of residential neighborhoods and their boundaries should be reflective of that.

Additionally, research has failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the property no longer meets 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 July 9, 2020, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project.

Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

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

The alterations, which include front porch enclosures, introduction of steel casement windows, and demolition of early commercial and residential buildings on the site have diminished the overall historic integrity of the site and single-family residence. Since the site is located within the current boundaries of the potential Parkside Addition Historic District, eligibility as a Contributor was also considered. The proposed southern boundary of the district would likely be modified removing properties along Holt Boulevard including this site if the district was resurveyed. The new southern boundary would be just north of the residence delineated by the alley. Research failed to indicate that the residence is associated with any person or business that has made a significant contribution to the history of the City, State or Nation. Therefore, the residence no longer meets the designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 9th day of July 2020.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

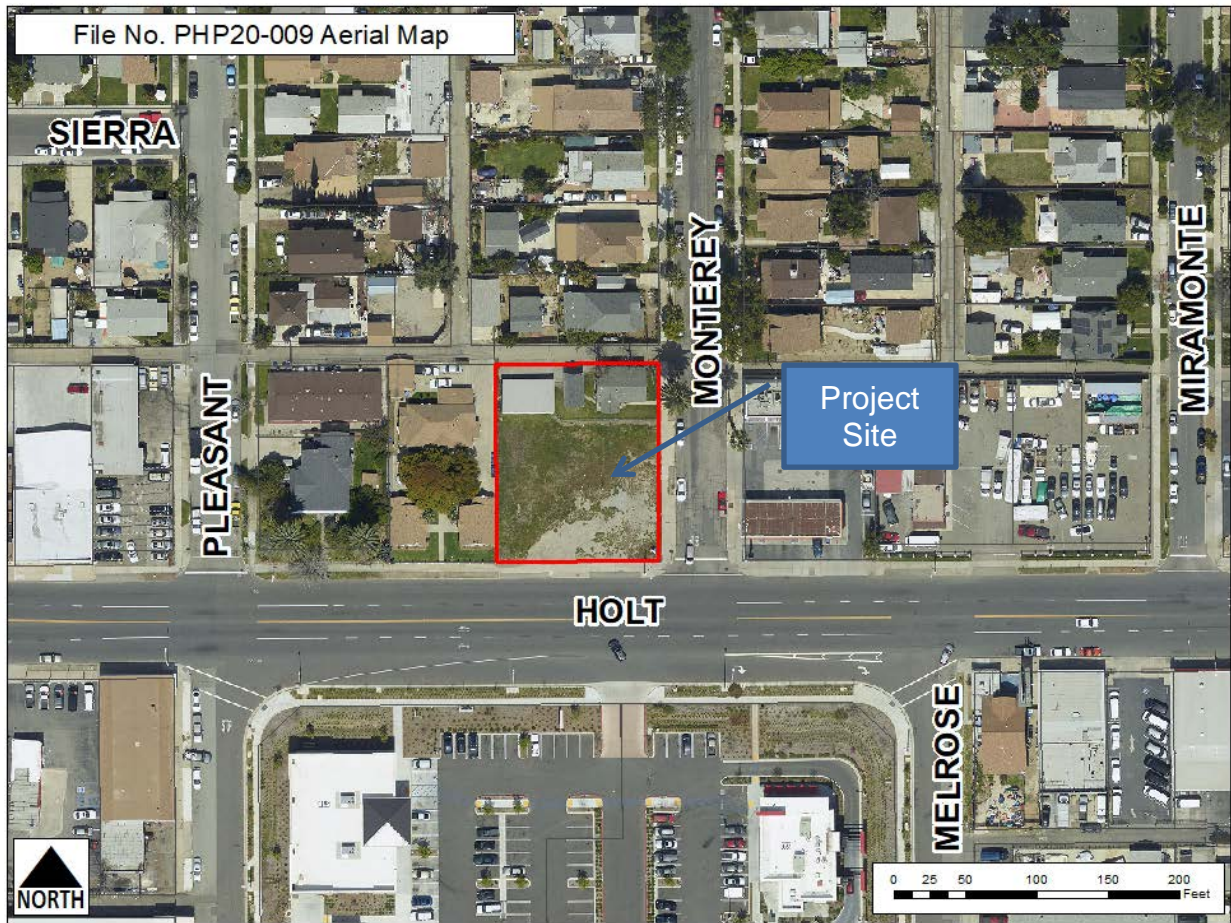


Exhibit B: Historic District Map

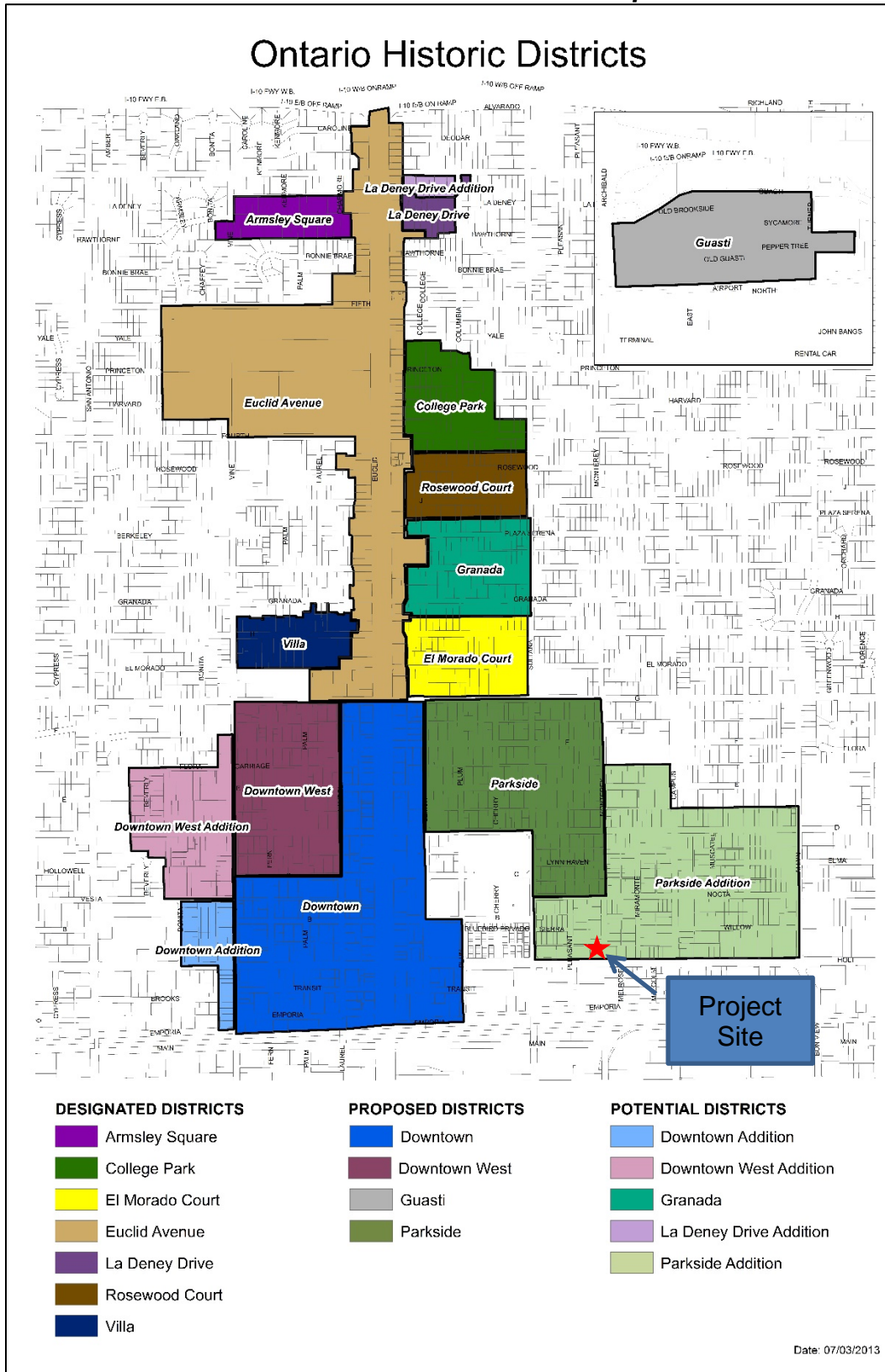


Exhibit C: Site Photographs



View looking northwest



1984 Historic Resource Survey

Exhibit C: Site Photographs Continued



Residence and Detached One-Car Garage – view looking north



Detached 3-Car Garage – view looking southeast