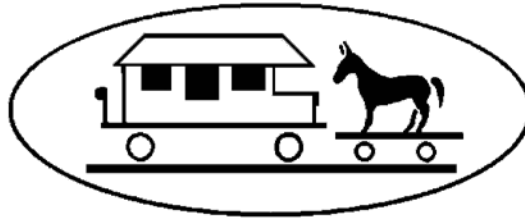


Historic Ontario



The "Model Colony"

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

AGENDA

April 12, 2018

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

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

PUBLIC COMMENTS

Citizens wishing to address the Historic Preservation Subcommittee on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Historic Preservation Subcommittee values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Historic Preservation Subcommittee may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of March 8, 2018, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-013:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 400 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-573-05). **City initiated.**

1. CEQA Determination

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

2. File No. PHP18-013 (Tier Determination Review)

Motion to Approve/Deny

- C. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-014:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 316 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-574-09). **City initiated.**

1. CEQA Determination

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

2. File No. PHP18-014 (Tier Determination Review)

Motion to Approve/Deny

- D. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-018:** A City initiated request for Tier Determinations of seven eligible historic, commercial properties within the Proposed Downtown Historic District, located at: 210-218 West Holt Boulevard (APN: 1048-563-08), 215-217 West Holt Boulevard (APN:1049-055-02), 209-213 West Holt Boulevard (APN: 1049-055-03), 205 West Holt Boulevard (APN: 1049-055-04), 114-116 West Holt Boulevard (APN: 1048-564-11), 118-124 West Holt Boulevard (APN: 1048-564-12), and 111-117 West Holt Boulevard (APN: 1049-057-02). The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. **City initiated.**

1. **CEQA Determination**

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

2. **File No. PHP18-018** (Tier Determination Review)

Motion to Approve/Deny

DISCUSSION ITEMS:

1. Model Colony Awards May 1st at 6:30
2. CPF Conference in Palo Alto, May 17-20th
3. Ontario Heritage Walking Tour, La Doney Drive, Historic District, April 28th, 10-12pm
4. Frankish Fountain and WTCU fountain repairs
5. CEQA, NEPA, and Historic Resources

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 May 10, 2018.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **April 9, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

March 8, 2018

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Richard Delman, at 5:32 PM.

BOARD MEMBERS PRESENT

Richard Delman, Planning/Historic Preservation Commission Chairman
Robert Gregerok, Planning/Historic Preservation Commission Member

BOARD MEMBERS ABSENT

Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation Subcommittee Chairman

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

There were no members of the public present.

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the January 11, 2018, meeting of the Historic Preservation Subcommittee was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-004:** A request to remove a 1,430 square foot, one-story commercial building (Eligible Historic Resource) from the Ontario Register within the MU-1 Downtown Mixed-Use zoning district located at 303 West Emporia Street. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-059-07); **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP18-004 and recommended the building be removed from the Ontario Register.

Mr. Gregerok stated that the building probably should have been removed in the early 2000s.

Motion to approve **File No. PHP18-004** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

- C. **A REQUEST TO RESCIND TIER DETERMINATION AND REMOVE FROM THE ONTARIO REGISTER REVIEW FOR FILE NOS. PHP18-005 AND PHP18-006:** A request to: 1) Rescind a Tier Determination (File No. PHP18-005); and 2) Remove an eligible historic resource, a 2-story commercial building, from the Ontario Register (File No. PHP18-006) located within the CC- Community Commercial zoning district at 745 West Holt Blvd. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-01-104); **City initiated.**

Diane Ayala, Senior Planner, presented the staff reports for File Nos. PHP18-005 and PHP18-006. Ms. Ayala stated that the alterations that were present occurred outside of the period of significance and that the overall integrity of the resource. As a result, the property no longer met the minimum eligibility requirements to be considered a historic resource and recommended approval of the application.

Motion to approve **File No. PHP18-005** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

Motion to approve **File No. PHP18-006** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

- D. **REQUEST TO ADD POTENTIAL HISTORIC RESOURCES TO THE ONTARIO REGISTER REVIEW FOR FILE NOS. PHP18-007, PHP18-009 & PHP18-011:** A request to add the following historic resources to the Ontario Register: 1) Vince’s Spaghetti (File No. PHP18-007) located at 1206 West Holt Boulevard (APNs: 1010-543-01 and 1010-543-02); 2), Ontario Ice Skating Center (File No. PHP18-009) located at 1225 West Holt Boulevard (APN: 1011-121-05); and 3) Grinder Haven (File No. PHP18-011) located at 724 West Holt Boulevard (APN: 1048-604-14). The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File Nos. PHP18-007, PHP18-009 and PHP18-011. Ms. Ayala stated that the residential buildings on the Vince’s Spaghetti property are not included in the addition, but the residential addition can be brought forward at a later meeting for review. Ms. Ayala recommended approval of the application as the subject properties meet criteria for landmark.

Mr. Delman and Mr. Gregorek requested that the residential buildings be brought forward for review to a later meeting.

Motion to approve **File No. PHP18-007** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

Motion to approve **File No. PHP18-009** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

Motion to approve **File No. PHP18-011** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

- E. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-008:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 1206 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1010-543-01 and 1010-543-02); **City initiated.**

Ms. Ayala presented the staff report for File No. PHP18-008 and recommended approval of a Tier III Determination. Mr. Delman asked if property owner consent was received. Ms. Ayala stated that the Tier Determinations and additions were completed to streamline environmental review under CEQA and that property owner consent is not required and, therefore, property owner consent was not requested.

Motion to approve **File No. PHP18-008** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

- F. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-010:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 1225 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1011-121-05); **City initiated.**

Ms. Ayala presented the staff report for File No. PHP18-010 and recommended approval of a Tier II Determination.

Motion to approve **File No. PHP18-010** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

- G. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-012:** A request for a Tier Determination of an eligible historic resource, a one-story, commercial building located at 724 West Holt Boulevard. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-604-14); **City initiated.**

Ms. Ayala presented the staff report for File No. PHP18-012 and recommended approval of a Tier III Determination.

Motion to approve **File No. PHP18-012** was made by Mr. Gregerok and seconded by Mr. Delman; and approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. Staff announced the Ontario Heritage Golf Tournament fundraising event on March 16th
2. Staff announced the CA Office of Historic Preservation Local Government Training Workshop, Long Beach, CA on March 23, 2018. Mr. Delman’s registration for the workshop was confirmed.
3. Staff announced that the Ontario International Airport Historic Context Statement and Video Documentary project to be awarded and “Outstanding Award” from California Chapter of Association of Environmental Professionals (AEP) on Monday, March 26.

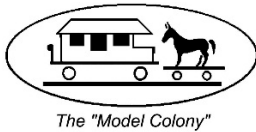
4. Elly Antuna, Assistant Planner, announced the nominees for the 18th Annual Model Colony Awards (File No. PHP18-003) as follows:
- A Founder's Heritage Award to the Benton Ballou House located at 119 East Princeton Street.
 - A Rehabilitation Award to the Ontario Laundry Company building located at 401 North Euclid Avenue.
 - An Award of Merit to the Henry C. Hamilton House located at 202 East El Morado Court.
 - A Rehabilitation Award to 111 West J Street.

There being no further business, the meeting was adjourned at 6:30 PM.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

April 12, 2018

DECISION NO: HPSC18-

FILE NO: PHP18-013

DESCRIPTION: A City initiated request for a Tier Determination for the Couch Auto Building, a one-story commercial building, located at 400 West Holt Boulevard (APN: 1048-573-05).

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of the Couch Auto Building, File No.PHP18-013, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The site is developed with a 36,000 square foot auto repair commercial building on .41 acres of land. The remainder of the property is paved with surface parking to the west of the building which is accessible from Holt Boulevard.

(2) Project Background: The Couch Auto Building was identified as an eligible historic resource as a result of the 1980s Citywide Historic Resource Survey. Since then, there has been other surveys of the building completed, including the West Holt Boulevard Survey and the West Valley Connector Survey (*Omnitrans*). These recent surveys have prompted evaluation for historic significance of all properties located along the Holt Boulevard corridor which are at least 45 years of age. Survey projects provide the foundation for preservation planning by documenting, understanding, identifying, and evaluating potential historic resources. It is the first step in guiding land use decisions which includes consideration of preservation and adaptive reuse alternatives for identified historic properties.

(3) The Ontario Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be

modified or demolished under certain circumstances with appropriate mitigation measures in place.

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

A Tier Determination record was completed for the Couch Auto Building 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, 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 April 12, 2018, 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; 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 Couch Auto Building meets the Tier III criteria as identified in the attached Tier Determination record; and

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 12th day of April 2018.

Historic Preservation Subcommittee
Chairman

Exhibit A: Tier Determination Form

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: April 12, 2018
Location: 400 West Holt Blvd.
Historic Name: The Couch Auto Building
APN: 1048-573-05
Description:

Decision Date: April 12, 2018
File No.: PHP18-013
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible



Vernacular commercial style building has a Mission Revival parapet roof which defines the exterior. There are large floor length storefront windows with enframed wall windows above that are covered with curved awnings. There is a centrally located aluminum framed double door entry with a fixed transom window above. The garage bay door is located on the east elevation. The window and doors are recessed. Date of construction is unconfirmed but the building appears on 1928 Sanborn Map as Sales and Service. The first directory entry was Couch Auto in 1931. Alterations appear to be minimal.

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:

Alterations appear to be minimal and limited to reconfiguration of entry doorways, replacement of storefront to garage bay opening on the east elevation, and storefront glass replacement.

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.

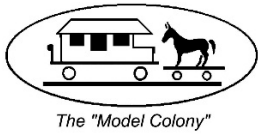
Explanation:

Based on city directories, it is likely that the building was constructed to house an auto sales and service during the 1920s. The Ontario Appliance Center was housed at the location during the 1940s and during the 1950s was converted back to an auto and service station use which has continuously operated at the location site.

Sources include Sanborn Fire Insurance Maps, city building permits, and the Ocean to Ocean Highway context statement.



Circa 1940s



Historic Preservation Subcommittee

April 12, 2018

DECISION NO: HPSC18-

FILE NO: PHP18-014

DESCRIPTION: A City initiated request for a Tier Determination for the Hammel Court Auto showroom, a one-story commercial building, located at 316 West Holt Boulevard (APN: 1048-574-09).

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of the Hammel Court Auto showroom building, File No. PHP18-014, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The site is developed with a 5,840 square foot commercial building on .16 acres of land. There is access to the site from Holt Boulevard.

(2) Project Background: The Hammel Court Auto Showroom building was identified as an eligible historic resource as a result of the 1980s Citywide Historic Resource Survey. Since then, there has been other surveys of the building completed, including the West Holt Boulevard Survey and the West Valley Connector Survey (*Omnitrans*). These recent surveys have prompted evaluation for historic significance of all properties located along the Holt Boulevard corridor which are at least 45 years of age. Survey projects provide the foundation for preservation planning by documenting, understanding, identifying, and evaluating potential historic resources. It is the first step in guiding land use decisions which includes consideration of preservation and adaptive reuse alternatives for identified historic properties.

(3) The Ontario Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

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

A Tier Determination record was completed for the Hammel Court Auto Showroom building 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, 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 April 12, 2018, 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; 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 Hammel Court Auto Showroom building meets the Tier III criteria as identified in the attached Tier Determination record; and

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 12th day of April 2018.

Historic Preservation Subcommittee
Chairman

Exhibit A: Tier Determination Form

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: April 12, 2018
Location: 316 West Holt Blvd.
Historic Name: The Hammel Court Auto Showroom
APN: 1048-574-09
Description:

Decision Date: April 12, 2018
File No.: PHP18-014
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible



This one-part, Mediterranean Revival style commercial building has a low pitched hipped roof covered with barrel clay tile. Wide rafters are exposed under the eaves. The walls are adobe brick with eight large plate glass full length windows. The primary entrance is a single aluminum framed, full glass door which is located on the east elevation. There is a large gabled roofed warehouse building addition that is partially attached to the rear changing the floor plan from rectangular to L-shaped. There is a double bay garage which is accessible from Holt Blvd.

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 building was constructed in 1936 for Court Hammel's Hudson and Terraplane auto showroom. Considered a modern building of its time, the walls were reinforced with steel. Retired Los Angeles architect, W.O.A. Munsell of Hudson & Munsell, designed the building as a personal favor. Munsell was known for his work in the Los Angeles area and included the Secondo Guasti Villa, Fire Department, Natural Museum of History, and others. The addition, constructed of aluminum and concrete block, was built in 1948.

The addition has no historical value and is highly visible. The addition is setback and attached at the rear and, therefore, does not cause any detrimental adverse impacts affects to the historic building.

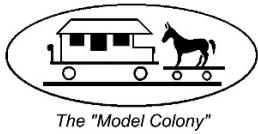
History (Check all that apply)

- 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:

Based on city directories, Hammel Court owned and operated an auto dealership until 1948. An auto service operation continued at location through the 1970s. The building appears to have been vacant for the last several years.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, and the Ocean to Ocean Highway context statement.



Historic Preservation Subcommittee

April 12, 2018

DECISION NO: HPSC18-

FILE NO: PHP18-018

DESCRIPTION: A City initiated request for Tier Determinations of seven eligible historic, commercial properties within the Proposed Downtown Historic District, located at: 210-218 West Holt Boulevard (APN: 1048-563-08), 215-217 West Holt Boulevard (APN:1049-055-02), 209-213 West Holt Boulevard (APN: 1049-055-03), 205 West Holt Boulevard (APN: 1049-055-04), 114-116 West Holt Boulevard (APN: 1048-564-11), 118-124 West Holt Boulevard (APN: 1048-564-12), and 111-117 West Holt Boulevard (APN: 1049-057-02).

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for Tier Determinations of certain historic resources, File No. PHP18-018, 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 seven historic properties located within The Ontario Plan "TOP" Downtown Growth Area. The project boundaries are G Street to the north, Emporia Street to the south, Vine Avenue to the west, and Euclid Avenue to the east.

(2) Project Background: The historic properties included in the Project were determined to be contributors to the Proposed Downtown Historic District as a result of the 1980s Citywide Historic Resource Survey. Since then, other surveys of the area have been completed, including the West Holt Boulevard Survey and the West Valley Connector Survey (*Omnitrans*). These recent surveys have prompted evaluation for historic significance of all properties located along the Holt Boulevard corridor which are at least 45 years of age. Survey projects provide the foundation for preservation planning by documenting, understanding, identifying, and evaluating potential historic resources. It is the first step in guiding land use decisions which includes consideration of preservation and adaptive reuse alternatives for identified historic properties.

Furthermore, the Environmental Impact Report prepared for TOP states that implementation of the Land Use Plan has the potential to threaten historic resources, especially those that are located within the Growth Areas. There are several TOP policies and regulations in the Ontario Development Code which support and encourage preservation of historic resources. The Ontario Development Code contains significance criteria and procedures for the designation of historic resources, such as Historic

Landmarks, Historic Districts, Architectural Conservation Areas, and Automatic Designations. However, not all properties on the City's list of historic resources have been evaluated for significance. 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 required prior to approval with landmark designations, development plans, and/or specific plans. In an effort to identify significant historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

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

A Tier Determination record was completed for all historic properties included in the project and are attached to this Decision as Exhibit A. The following Tier II historic resource recommended is: **1)** 114-116 West Holt Boulevard (APN: 1048-564-11). Tier II historic resources are as recommended as follows: **1)** 210-218 West Holt Boulevard (APN: 1048-563-08); **2)** 215-217 West Holt Boulevard (APN:1049-055-02); **3)** 209-213 West Holt Boulevard (APN: 1049-055-03); **4)** 205 West Holt Boulevard (APN: 1049-055-04); **5)** 118-124 West Holt Boulevard (APN: 1048-564-12); and **6)** 111-117 West Holt Boulevard (APN: 1049-057-02).

PART II: RECITALS

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

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

WHEREAS, the Community Design element of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on April 12, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

(1) The seven historic properties included in the Project meet Tier criteria as identified in the attached Tier Determination records.

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

Historic Preservation Subcommittee
File No. PHP18-018
April 12, 2018

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 12th day of April 2018.

Historic Preservation Subcommittee
Chairman

Exhibit A: Tier Determination Forms

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: April 12, 2018
Location: 218 West Holt Blvd.
Historic Name:
APN: 1048-563-08
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This one-part commercial building was constructed prior to 1928 as part of a block adjoining the building to the east. The concrete block building is covered with stucco and has a flat roof. There are 2 entrances and 3 window bays that are equally divided. The glass display windows sit on a stucco covered bulkhead. The top portion of the facade is covered with a metal panel.

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:

According to Sanborn Maps, the block buildings were constructed after 1912 and prior to 1928 at the same time and had similar architectural features. Sometime prior to 1941, a bowling alley addition was constructed on the rear of the building. Visible alterations on the primary façade include the metal siding, window replace and possible reconfiguration of the doorways which most likely occurred during the 1960s. Because the building is part of a block, it contributes to the significance of the proposed historic district.

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:

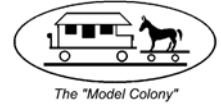
In 1936, Pacific States Savings and Loans Company owned the building. By 1940, Ontario Bowling Academy operated from the location. Bill Latimer is shown as the owner of the property from the 1950s through the 1970s. The Eagles fraternal organization has been at this location since 1969.



210-218 West Holt Blvd. (Above: 2008, Below: 1950s.)



Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: April 12, 2018
Location: 215 & 217 West Holt Blvd.
Historic Name: None
APN: 1049-055-02
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This 3,750 square foot, one-part Commercial style building is rectangular in plan. The roof is flat with a curved tile covered shed-roof parapet. The building is divided by 3 brick columns. The walls and bulkhead are brick cladded. The building has 2 units featuring a recessed double door entry. Simulated divided lite transom windows (enframed wall windows) are above the entry and along the façade. The only apparent alteration is the replacement of windows and doors.

- 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:

In 1939, Mrs. Tamzen Lund was issued a building permit to alter building but does not state the alteration. However, according to the 2003 Downtown Survey (DPR523B prepared by Sandra Zito, Cultural Resources Management), partitions were added to the building in January 1945 and in 1993 a fire was reported. In 1994, building permit was issued to 215 West Holt for tenant improvements (restaurant). The building is currently vacant.

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:

According to City directories, the property is listed as 215 and 215 ½ West Holt Blvd. The earliest recorded entry is in 1926 as Ontario Welfare League. They occupied the space through 1931. Subsequently, the units were used as a tailor, paint, barber, and donut store. In 1951, Ann's Café occupied 215 ½ West Holt Blvd. Dean's Radio and TV sales and service were documented in the City directories in 1957, 1962, and 1964.

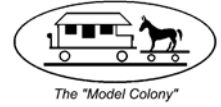
This 20th century Vernacular Commercial building appears to be eligible as a contributing resource to a potential historic district. This building is located in the area that is the commercial core of the city of Ontario. The street it is on, Holt Boulevard, is major thoroughfare, most important for its role as an early highway, linking Ontario to Los Angeles and Riverside Counties.

TIER DETERMINATION CONT.
Location: 215 West Holt Blvd.



From the intersection of Holt Boulevard and Euclid Avenue, commerce grew in Ontario. This building has been historically significant to the commercial development of the city of Ontario since the middle of the twentieth century.

Sources include Sanborn Fire Insurance Maps, city building permits, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: April 12, 2018
Location: 210-214 West Holt Blvd.
Historic Name: None
APN: 1048-563-08
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This block contains a one-part commercial building with 2 storefronts constructed prior to 1928. The concrete block buildings are covered with stucco and have a flat roof with a decorative wood cornice. Enframed window walls are above an aluminum-framed storefront system. The central entry is recessed and large glass display windows sit on a stucco covered bulkhead. 210 West Holt Blvd. features a single glass entry door and the transom windows have been removed or covered up. 212-214 West Holt Blvd. has 2 units and the transom windows have been partially covered.

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:

According to Sanborn Maps, the block buildings were constructed after 1912 and prior to 1928. It appears the adjoining building to the west addressed to 218 West Holt Blvd. was constructed at the same time and had similar architectural features. The building appears to have minor alterations which are easily reversible and maintain a moderate amount of integrity. The building contributes to the significance of the proposed historic district.

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:

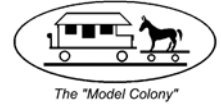
In 1928, 2 units were occupied with shops and 1 unit was used as a restaurant. During the 1940s, 212-214 West Holt Blvd housed Sam's Liquor which is still in operation.



210-218 West Holt Blvd. (Above: 2008, Below: 1950s.)



Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: April 12, 2018
Location: 209 & 213 West Holt Blvd.
Historic Name: None
APN: 1049-055-03
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This one-part, Vernacular style commercial building is equally divided into 2 non-identical units with recessed single door entryways. The roof is flat. The upper portion of the façade has painted brick walls and three brick columns are equally spaced apart. Each storefront features large plate glass windows with transom windows above. The unit at 209 West Holt has a centered entrance between 2 symmetrical display windows and has a stucco covered bulkhead. 213 West Holt entrance is located to the east with a transom window above the door, has an angled 3-pane fixed window over a painted brick planter.

- 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 sources 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 building was constructed after 1928 and prior to 1934. It is likely that both units were constructed to be identical as part of a block. Units have had storefront and transom window replacements. Additionally, 213 West Holt storefront appears to have been reconfigured during the 1950s.

The storefront alterations are fairly minor compared to the amount of character defining features intact including the recessed entry, large glass window openings, transom windows, bulkhead, and brick walls. The building's integrity is moderate and contributes to the significance of the proposed historic district.

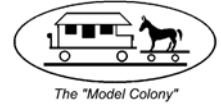
History (Check all that apply)

- 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:

Based on city directories, Elite Cleaners and Lewis Auto Repair were the first occupants in 1934. The Ontario Beverage Company are listed in 1945, and the cleaners remained and the site until recent years.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: April 12, 2018
Location: 205 West Holt Blvd.
Historic Name: Cushing Feed Building
APN: 1049-055-04
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This one-part, Vernacular style commercial building features a Spanish Revival hipped red tile roof. The concrete walls are covered with smooth stucco. A single door entrance is located to the east on the primary facade. West of the door is a large window with 3 vertical bands and 6 square lites above. The next window is one rectangular fixed glass opening with 3 square lites above window. The last section of the façade is recessed. The single glass entry door is centrally located with a transom above. There are two large fixed windows over a stucco covered bulkhead. Eight square lites are repeated on the outside wall.

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:

According to Sanborn Maps, the building appears to have been constructed circa 1907-1912. The recessed entry on the façade was constructed in 2013 which removed the garage bay opening and door. It is unknown if the garage bay was original.

The alterations to the garage bay opening are fairly minor compared to the amount of character defining features intact including the recessed entry, large glass window openings, transom windows, bulkhead, and smooth walls. The building's integrity is moderate and contributes to the significance of the proposed historic district.

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:

Based on city directories, Cushing Feed was the first occupant in 1931 and remained there until 1951 when the use was changed to an auto repair. Tex Illingsworth, owner of an auto repair store remained at this location through the 1960s.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: April 12, 2018

Location: 118 and 124 West Holt Blvd.
(120 and 126 W. Holt Blvd. and 108 N. Laurel Ave)

Historic Name: None

APN: 1048-564-12

Description:

Decision Date: April 12, 2018

File No.: PHP18-018

Decision Making Body: HPSC

Tier Determination:

Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



These one-part, commercial block buildings share a parcel of land. The building and parcel is associated with 5 addresses, but currently has 3 tenant spaces. The building is rectangular in plan, constructed of brick and covered in stucco, and has a flat roof with a parapet. 118 (and 120) West Holt Blvd. features 2 single door entries with a transom window above, and floor to ceiling storefront with vertical bands in an aluminum frame. 124 (and 122) West Holt Blvd. features a metal awning, 2 single door entries with a transom window above, and floor to ceiling storefront with 2 vertical bands in an aluminum frame. A masonry wall with a small rectangular window replaced the previous glass storefront in 1973. 108 N. Laurel has a matching storefront and metal awning.

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:

According to Sanborn Maps, the block buildings were constructed before 1912 and were used as a paint and hardware store with 3 separate tenant spaces. By 1928, an additional partition was constructed adding a total of 5 units, including the unit which faces Laurel Avenue. At this time, one of the units was used for a restaurant. In 1953, permits were issued to alter storefronts by removing glass, adding new entry doors, and replacing glass storefronts. In 1956, a metal awning was added but has been removed since. In 1959, the existing metal awning was added. In 1973, the storefront was removed on the west side of the façade and replaced with a masonry wall and a small rectangular window. A cornice cap was recently added to the parapet.

While the block buildings have undergone major alterations and have departed from the original construction in 1912, the alterations have occurred during the building's period of significance which extends through the 1960s. The buildings' integrity are moderate and contribute to the significance of the proposed historic district.

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:

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



Above- 118 (and 120) West Holt Blvd



Above- 124 (and 122) West Holt Blvd



Above- Northwest corner Holt Blvd. and Euclid Ave. (1940s)

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: April 12, 2018
Location: 114 and 116 West Holt Blvd.
Historic Name: The Associated Telephone Company Building
APN: 1048-564-11
Description:

Decision Date: April 12, 2018
File No.: PHP18-018
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



These one-part, commercial buildings share a parcel of land but were not constructed at the same time. 116 West Holt Blvd. has a flat roof with a parapet, brick wall, recessed single door entryway, a large storefront window with one horizontal and 2 vertical bands, and a stucco covered bulkhead. 114 West Holt Blvd. is a concrete block structure covered in stucco. The roof is shed and covered with barrel clay tile. The primary façade has a recessed entry with a centrally located glass, single door. There is a banding of transom windows over large display windows. The bulkhead is covered with tile.

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:

According to Sanborn Maps and newspaper articles, 114 West Holt was constructed in 1930 and 116 West Holt was constructed in 1915 (est.). Alterations to 116 West Holt include replacement of the storefront windows, glass door, and stucco over the bulkhead. Alterations to 114 West Holt include tile replacement on the bulkhead, new storefront windows and door, and removal of transom windows. The alterations are fairly minor compared to the amount of character defining features intact including the recessed entry, large glass window openings, transom windows, bulkhead, and wall finishes. The buildings' integrity are moderate and contribute to the significance of the proposed historic district.

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.

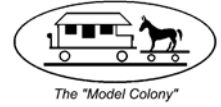
Explanation:

Ontario and Upland's telephone company occupied the building at 116 West Holt Blvd beginning in 1915. They remained there until the early 1930s and relocated operations to 114 West Holt Blvd. Over the years, the telephone company operation changed its named and merged with other businesses several times. In 1928, the telephone company became the Associated Telephone Company, Ltd.

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.



Circa 1930s



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: April 12, 2018

Location: 111 and 117 West Holt Blvd.
(and 113 W. Holt Blvd.)

Historic Name: None

APN: 1049-057-02

Description:

Decision Date: April 12, 2018

File No.: PHP18-018

Decision Making Body: HPSC

Tier Determination:

Current Historic Status: Eligible (Contributor to a Proposed Downtown Historic District)



This block contains a one-story commercial building with 2 units constructed prior to 1928. The concrete block buildings have a flat parapet roof and an aluminum-framed storefront system. 111 and 117 West Holt have a recessed single door entry with a transom window above. The floor to ceiling glass angled storefront, which sits on a small stucco covered base, is also recessed. 111 West Holt Blvd. has a small planter in front of the west window. 117 West Holt Blvd. has a layer of stucco over the concrete block.

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:

According to Sanborn Maps, the block buildings were constructed after 1912 and prior to 1928. It appears that beginning in 1948, interior partitions were added to create additional units. The first storefront alteration occurred in 1960 by architect Pierre Woodman for Gordon Ayers, a local photographer. It is unknown if the block was constructed at the same time or over a several year period.

While the block buildings have under gone major alterations and have departed from the original construction, the alterations have occurred during the buildings' period of significance which extends through the 1960s. The buildings' integrity are moderate and contributes to the significance of the proposed historic district.

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:

111 (and 113) West Holt Blvd housed the Broiler Oasis Restaurant prior to the expansion of the Broiler Cafe at 117 West Holt Blvd. which adjoined the existing restaurant. Dick and Alpha Nelson owned and operated these 2 restaurants, as well as, the Old Broiler restaurant at 101 N. Euclid Avenue. By the 1940s, the restaurant operation ceased and 117 West Holt was converted to a camera retail store operated by Gordon Ayers, a local photographer. 111 West Holt was also converted to a retail store.



Southeast corner of Euclid Avenue and Holt Blvd (circa 1960)

Sources include Sanborn Fire Insurance Maps, city building permits, Daily Report, 1980s Citywide Survey, 2003 Downtown Survey, and the Ocean to Ocean Highway context statement.