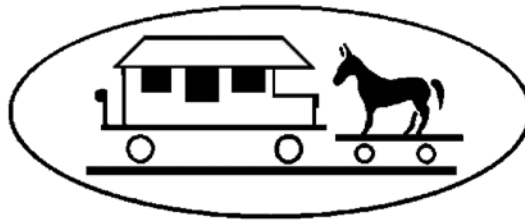


Historic Ontario



The "Model Colony"

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

**AGENDA**

**September 12, 2019**

**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 July 11, 2019, approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM THE ONTARIO REGISTER REVIEW FOR FILE NO. PHP19-011:** A request to remove a commercial building (Eligible Historic Resource) from the Ontario Register of Historic Resources located at 511 North Euclid Avenue within the MU1 (Downtown Mixed Use) zoning district. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-355-09); City Initiated.

#### 1. CEQA Determination

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

#### 2. File No. PHP19-011 (Request for Removal)

Motion to Approve/Deny

## DISCUSSION ITEMS:

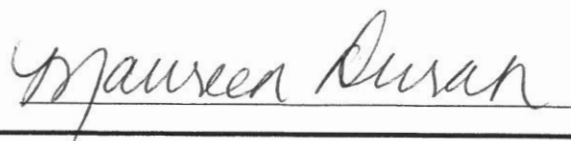
1. **Update on the Interpretative Historic Plan for the Emporia Place, a 75 multi-family residential unit project, located at the southeast corner of Vine Avenue and Holt Boulevard.**

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 **October 10, 2019**.

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 **September 9, 2019**, 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**

**July 11, 2019**

**REGULAR MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Robert Gregorek, Planning Commissioner at 5:39pm

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Cathy Wahlstrom, Principal Planner  
Elly Antuna, Assistant Planner

**PUBLIC COMMENTS**

No one responded from the audience

**MINUTES**

- A. APPROVAL OF MINUTES:** Motion to approve the minutes of the June 13, 2019 meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby and seconded by Mr. Gage; and approved unanimously by those present (3-0).

**PUBLIC HEARING ITEMS**

- B. CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-006:** A request to install up to 4 monument entry signs on the Euclid Avenue median near the I-10, Merrill Avenue, and the SR-60 on/off ramps. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15311 (Accessory Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City initiated. Planning Commission is required. This item was continued from June 13, 2019.**

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP19-006. Ms. Antuna stated that the project has been revised since the June 13, 2019 meeting. The project is now for only three monument entry signs on the Euclid Avenue median near the I-10 and the SR-60 on/off ramps. The proposed sign at Merrill has been removed from this scope, as there is not enough information at this time to move forward with a monument sign at that location. Ms. Antuna stated that the proposed signs will replace three existing monument signs. The signs will be in the same locations as the existing signs and will be slightly larger.

Aaron Bratton, a member of the public, spoke in favor of the project and asked what the timing of construction would be.

Cathy Wahlstrom, Planning Director, stated that the project still requires approval from CalTrans. The Public Works agency is preparing a package for CalTrans with the Historic Preservation Commission approval that should assist in expediting the project.

Mr. Willoughby asked once approval from Caltrans is received, would the project be ready to move forward.

Ms. Wahlstrom said that the project is already budgeted and should move forward.

Motion recommending approval of **File No. PHP19-006** subject to conditions to the Planning Commission was made by Mr. Willoughby; seconded by Mr. Gage and approved unanimously by those present (3-0).

### DISCUSSION ITEMS

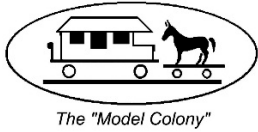
1. Social Media. Ms. Antuna shared with the commission an article from the local newspaper regarding the Brown Act and social media.

There being no further business, the meeting was adjourned at 6:08pm.

Respectfully submitted,



Elly Antuna  
Assistant Planner



# Historic Preservation Subcommittee

September 12, 2019

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**DECISION NO.:** HPSC19-

**FILE NO.:** PHP19-011

**DESCRIPTION:** A request to remove a one-story commercial building (Eligible Historic Resource) from the Ontario Register of Historic Resources located at 511 North Euclid Avenue within the MU-1 Downtown Mixed Use zoning district. (APN: 1048-355-09); **City initiated.**

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## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP19-011, 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 0.14 acres of land, and is developed with a commercial building that occupies the entire parcel, and is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is located within the proposed Downtown Historic District.

**(2) Background:** The 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 evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

The commercial building was surveyed as part of a Citywide Historical Resources Survey effort in 1983 that established the Historic Resources Inventory. The City's Historical Resources Survey was undertaken in 1983-84 with the assistance of a grant from the California Office of Historic Preservation. A block-by-block field reconnaissance level survey was undertaken and approximately 50 properties were surveyed at an intensive level. The Downtown Survey conducted in 2003 established the proposed Downtown Historic District. However due to funding, the scope of work was limited and in depth research to ascertain building permit history and an association with important community trends, events, or persons was not undertaken.

In addition to ongoing program level surveys, a property is evaluated for historic significance upon submittal of a Development Plan, Certificate of Appropriateness or any other project which results in alterations, rehabilitation, or demolition in part or whole. A Development Plan (File No. PDEV19-038) and Certificate of Appropriateness (File No. PHP19-009) were submitted to the Planning Department to demolish existing buildings and construct a 2,450 square foot commercial building at 511 North Euclid Avenue. As a result of staff reevaluation of the "Eligible" historic resource, a request to remove the existing commercial building at 511 North Euclid Avenue from the Ontario Register is being brought forward for review by the Historic Preservation Subcommittee.

**(3) Architectural Description:** The 5,500 square foot, single story reinforced concrete building is rectangular in plan, has a wood framed truss roof with a parapet and is clad in stucco. The off centered, double glass door entry is recessed and surrounded by a large aluminum framed storefront. The storefront is divided in the middle with a flushed, stucco finished column. The south elevation is divided in 6 parts that have slightly recessed walls. There are 3 steel framed, multi-paned windows, a loading door, and a rectangular addition to the rear. The building has a large roof mounted box sign. The building is depicted in *Exhibit B: Site Photographs*.

**(4) Evaluation:** The commercial building was constructed in 1946 by Herman Teget. Several building permits are on file, including signage, electrical, and plumbing permits. The building has been occupied by numerous businesses, including pharmacy, appliance store, and most recently a furniture retail store. The building has undergone a series of exterior alterations, including a storefront remodel in 1953 and another one in 1965, as well as a rear addition in 1978. Other known exterior modifications completed include new double-wide loading doors and window closures that were filled in with a wall on the south elevation. There have been several exterior alterations that have resulted in a low level of historic integrity. The building is simple in design and is void of any distinguishing architectural features to be associated with any particular style.

Research revealed that Herman Teget was a presence in the community from 1920s throughout the 1960s. Teget was a general contractor that was best known for building Ontario's first sewage disposal plant. He also built 2 homes located in College Park Historic District. While Teget contributed to the development of the City as a builder, he was not as influential as Campbell Construction. Furthermore, Teget's contribution to the City's history and development is associated with construction of municipal facilities. There is no evidence to suggest that the site is associated with a business, company, or individual that has made any significant contributions to the City, State or Nation. Therefore, it does not meet the minimum criteria as contained in the Development Code for designation as a landmark or "Contributor" to a historic district.

## 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 September 12, 2019, 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 removal from the Ontario Register of Historic Resources 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 building is not associated with a business, company, or individual that has made significant cultural, social, or scientific contributions to the City, State or Nation. Furthermore, the lack of distinguishable architectural features and elements have resulted in a simple vernacular building that is void of any architectural style. As a result, the commercial building does not meet the minimum requirements to be determined eligible for landmark designation or a contributor to a proposed historic district pursuant to the designation criteria as contained in section 4.02.040 of the Ontario 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.

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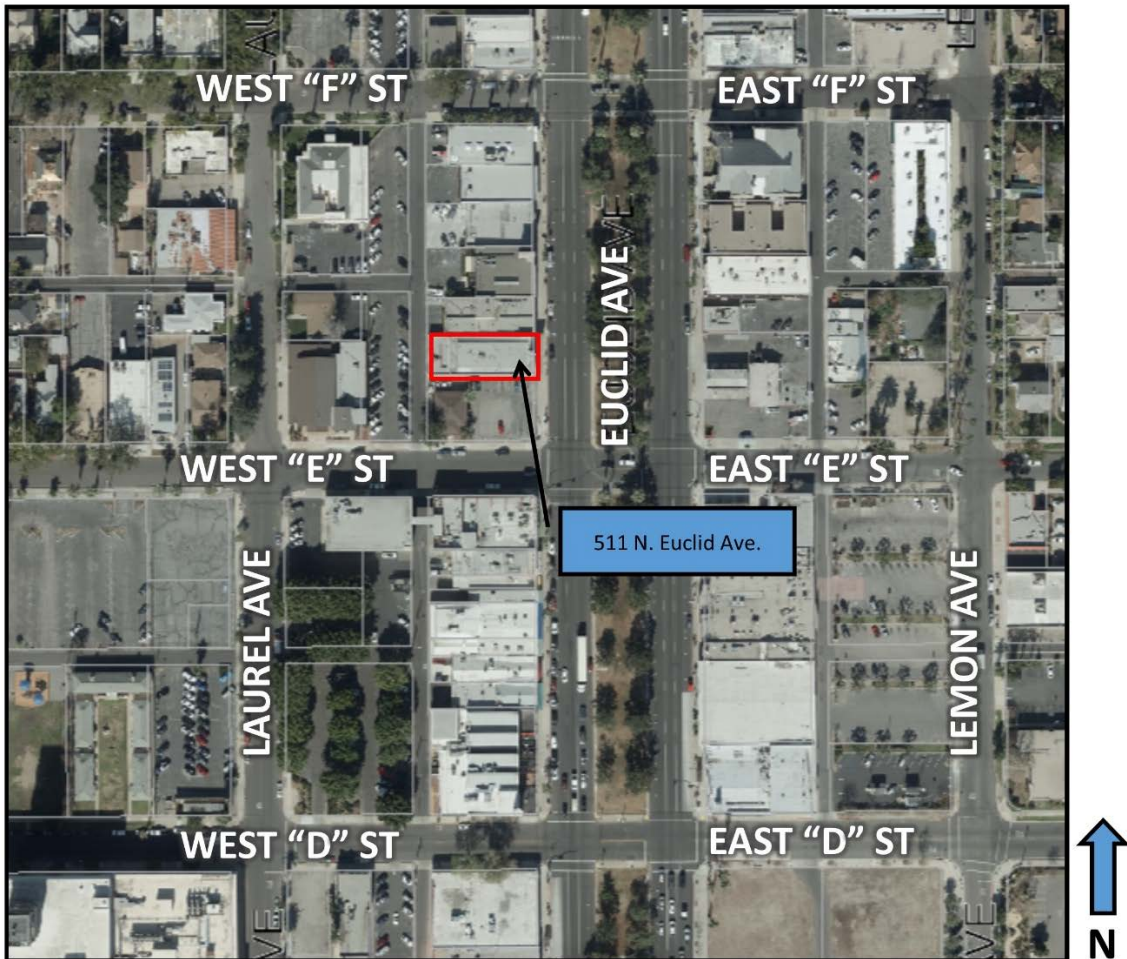
APPROVED AND ADOPTED this 12<sup>th</sup> day of September, 2019.

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Historic Preservation Subcommittee



**Exhibit A: Aerial Photograph**



***Exhibit B: Site Photographs***



***1983 Survey Photograph***



***2003 Survey Photograph***

***Exhibit B: Site Photographs Continued***



***2019 Front Facade (East Elevation)***