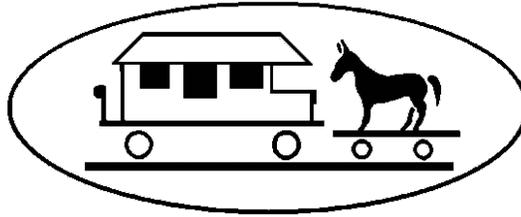


Historic Ontario



The "Model Colony"

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

**SPECIAL MEETING
AGENDA**

NOVEMBER 10, 2021

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

MEETINGS WILL BE HELD AT 5:30 PM VIA ZOOM

Members of the public can observe and offer comment at this meeting remotely in the following ways:

TO VIEW THE MEETING:

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS: ontarioca.gov/agendas/HistoricPreservation for the link to the ZOOM Conference meeting.

TO PROVIDE PUBLIC COMMENT:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 3:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov or (2) by completing the Comment Form on the City's website at: ontarioca.gov/agendas/HistoricPreservation.

Comments will be limited to 5 minutes. Speakers will be alerted when their time is up, and no further comments will be permitted.

2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 3:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov. All comments received by the deadline will be forwarded to the Historic Preservation Subcommittee for consideration before action is taken on the matter.

3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 3:00 PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Historic Preservation Subcommittee for consideration before action is taken on the matter.
4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East “B” Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 3:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Historic Preservation Subcommittee for consideration before action is taken on the matter.

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 the meeting on October 14, 2021, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **HISTORIC RESOURCE ELIGIBILITY AND TIER DETERMINATION FOR FILE NOS. PHP21-017 AND PHP21-018:** A request to review and determine eligibility for listing on the Ontario Register of Historic Places (File No. PHP21-018) in conjunction with a Tier Determination (File No. PHP21-017) review of a single-story, single-family residence constructed in the Craftsman style of architecture, located at 1948 South Bon View Avenue within the IL (Light Industrial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN:1050-441-05) **Submitted by Bon View Land 10, LLC & BV Investments 10, LLC.**

1. **CEQA Determination**

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

2. **File No. PHP21-018** (Eligible Historic Resource)

Motion to Approve / Deny

3. **File No. PHP21-017** (Tier Determination)

Motion to Approve / Deny

- C. **ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP21-019:** A request to review and determine eligibility of an industrial building (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 541 East Emporia Street within the IL (Light Industrial) Zoning District. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1049-091-05 and 1049-091-06) **Submitted by Realstrong Investment LLC.**

1. **CEQA Determination**

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

2. **File No. PHP21-019** (Eligible Historic Resource)

Motion to Approve / Deny

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 **December 9, 2021**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **November 5, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

Gwen Berendsen
Administrative Assistant

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

Historic Preservation Subcommittee Meeting

Minutes

October 14, 2021

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via ZOOM, by Rick Gage, at 5:43pm

BOARD MEMBERS PRESENT

Jim Willoughby, Chairman
Nancy DeDiemar, Commissioner
Rick Gage, Planning Commissioner

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** The minutes of the special meeting on June 24, 2021 of the Historic Preservation Subcommittee were accepted as presented by Commissioner Gage.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP21-014:** A Certificate of Appropriateness (File No. PHP21-014) to construct a mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail on 1.66 acres of land, located and bounded by D Street to the north, C Street to the south, Euclid Avenue to the west and Lemon Avenue to the east, within the C1 Block of the Downtown Civic

Center Planned Unit Development area and the MU-1 (Downtown Mixed Use) and Euclid Avenue Overlay zoning districts. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application introduces no new significant environmental impacts; (APN(s): 1048-551-10, 1048-551-11, and 1048-551-12). **submitted by Hutton Development. Historic Preservation Commission action is required.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP21-014.

Project Applicant, Scott Felix, thanked staff for their work on the project and spoke on the application.

Motion to approve **File No. PHP21-014** with a revision to Condition of Approval 3.14 and staff's recommended Conditions of Approval was approved unanimously by those present (3-0).

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-006:** A Mills Act Contract for an 1,833 square foot Monterey Revival and Spanish Eclectic style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Peter H. Vandenberg House, located at 1240 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-531-07) **submitted by Bryan and Monica Sinsabaugh. Historic Preservation Commission and City Council actions are required.**

- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-010:** A Mills Act Contract for a 1,246 square foot Vernacular Bungalow style single-family residence, a Contributor within the College Park Historic District known as the Laura Russell House, located at 1130 North Columbia Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-03) **submitted by Jonathan and Kelly Rushing. Historic Preservation Commission and City Council actions are required.**

- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-011:** A Mills Act Contract for a 3,824 square foot Italianate style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Harold Latimer House, located at 1112 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-04) **submitted by Zhenwei and Wei Xu. Historic Preservation Commission and City Council actions are required.**

- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-012:** A Mills Act Contract for a 3,032 square foot Craftsman style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Homer Berger House, located at 1108 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-03) **submitted by Luke and Jessica Bideaux. Historic Preservation Commission and City Council actions are required.**

Commissioner Gage recused himself from File Nos. PHP21-006, PHP21-010, PHP21-011 and PHP21-012.

Elly Antuna, Associate Planner, presented the staff reports for File Nos. PHP21-006, PHP21-010, PHP21-011 and PHP21-012.

Motion to recommend that the Historic Preservation Commission recommend that the City Council approve **File Nos. PHP21-006, PHP21-010, PHP21-011 and PHP21-012** was approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. 2020/2021 CLG Grant

Staff shared with the commission the community outreach project's that were completed as part of the 2020/2021 CLG Grant.

2. Art's Festival – October 16, 2021

Staff and Commissioner DeDiemar shared that the Art's Festival will be held this weekend and encouraged everyone to attend.

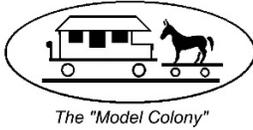
3. Ontario (Jay Littleton) Ballpark National Register Application

Staff shared that the Ontario Ballpark National Register application was approved by the Keeper of the National Register of Historic Places and is now a National Register historic resource.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

November 10, 2021

DECISION NO:

FILE NO: PHP21-018

DESCRIPTION: A request to review and determine eligibility for listing on the Ontario Register of Historic Places of a single-family residence located at 1948 South Bon View Avenue within the IL (Light Industrial) zoning district. (APN: 1050-441-05) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC.**

PART I: BACKGROUND & ANALYSIS

BON VIEW LAND 10, LLC & BV INVESTMENTS 10, LLC., (herein after referred to as "Applicant") has made a request to add a potential historic resource to the Ontario Register as "Eligible" for local landmark listing as an individual property, File No. PHP21-018, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

Project Setting: The property is comprised of 2.77-acres of land and is developed with a single-family residence, detached garage, two industrial buildings, and one commercial building and is depicted in *Exhibit A: Project Location Map, attached*. The area surrounding the subject property is heavily industrial and commercial to the north and east and residential to the south and west.

(1) Architectural Description: The 1,008 square foot single-family residence was constructed in 1914 (est.) in the Craftsman style of architecture and is depicted *Exhibit B: Site photographs, attached*. The residence has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone with a flat wood balustrade. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The primary wood entrance door with divided lights along the top, and a bold concrete header along the top, is centrally located and is covered by a screen door. The door is flanked by aluminum Chicago-style windows (central fixed flanked by sliding). Both windows also have bold concrete headers and wood surrounds.

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near

the center of the façade has been boarded. The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style (3-part window with hung-fixed-hung) aluminum. An end-wall chimney constructed with stone is located near the eastern end of the façade. The stone of the chimney above the roofline appears to have been repaired as the spacing and color of the mortar does not match the remainder of the building.

The western (rear) façade has an enclosed porch addition and concrete patio with shed roof supported by metal posts from unknown dates. There is thin horizontal wood clapboard and a square louver vent in the gable and three triangular knee braces under the eave. The enclosed porch addition is clad in vertical wood clapboard and does not span the entire façade, ending just before the northern end. The entrance is generally centrally located with a triplet of wood windows to the south.

The detached garage was added before 1980 to the southwest of the residence. The building has a rectangular footprint, a gabled roof, and is clad in vertical wood clapboard. A metal roll-up door and modern pedestrian door are located on the northern façade.

The commercial building within the site is 'L'-shaped and is located behind the residential building to the west and was added to the lot between 1966 and 1980. The building is clad in board and batten and horizontal wood clapboard siding. It has a generally flat roof with some slope, and its primary entrance is located on the western façade of the building. The entrance is set below ground level and is accessed by concrete steps built into the lot. The entrance is covered by an extended gabled portico supported by square posts.

Near the center of the property, 2 industrial buildings were constructed between 1966 and 1980. The northern building was constructed first. The building has a rectangular footprint, is clad in corrugated sheet metal, and has a gabled roof with a low pitch. The southern façade has full height loading bays with metal roll-up doors. A wide flat roof cover extends off the center of the building at the roofline shielding the central loading bays and is supported by metal posts. The southern industrial building has a square footprint, is clad in plywood, and has a flat roof with a slight southern pitch. There is one full height loading bay on the northern façade, and a flat roof cover extends off the western façade from the roofline supported by metal posts.

(2) Historic Context: The Craftsman style, popular from 1895-1920s in the United States, developed as the antithesis to the Victorian home. It was the first style that emphasized natural materials and functionality as the house arranged the dining room, bedrooms, kitchen, and bathrooms around a central living room, which provides an open atmosphere. The character-defining features of a Craftsman are, but not limited to, exposed rafter tails, large porches, rock foundation and bases, exposed wood beams, and exposed attic vents.

The Craftsman style is the dominant home style in Ontario's historic neighborhoods. Pasadena architects Charles Sumner Greene and Henry Mather Greene inspired Ontario

architects to develop their sense of style in the Craftsman Bungalow. There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows. The Craftsman style flourished in Southern California, with some of the best examples of the style in located in local neighborhoods.

(3) Evaluation: The Ontario Development Code allows for potential historic resources surveyed at an intensive level pursuant to standards established by the California Office of Historic Preservation to be considered for inclusion on the Ontario Register of Historic Resources. Eligibility to the local register is based on the Local Landmark Designation criteria in the Ontario Development Code, which is based on architecture and history. Historic resources must also have integrity for the time in which they are significant. The criteria considered when evaluating properties for integrity include design, setting, materials and workmanship, location, feeling and association.

The single-family residence located at 1948 South Bon View Avenue does embody distinguishing architectural characteristics of the Craftsman style of architecture with local stone cladding on all facades including the porch walls, porch columns, and stoop. The craftsman residence, built during the established period of significance, is a modest example of this style of architecture and features common character-defining features such as a gable roof, knee braces, and full-façade porch, yet its cladding of local stone makes its construction unique within the City. The building has been minimally altered including aluminum window replacements, rear building addition and porch cover, and alteration of the chimney, yet these alterations do not impact the building's ability to convey itself as a unique Craftsman style building with stone construction. The residence is individually eligible for designation as a Local Historic Landmark and is representative of the Craftsman movement in Ontario and the surrounding area. The remaining four buildings onsite do not meet the criterion to be listed under the National, California, or Local registers.

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. The first recorded owner of the residence was Benjamin Sosin in 1945. He owned the home up until at least 1959. An intensive level survey was completed for the Craftsman style single family residence included in the project and attached to this report in *Exhibit C: Intensive Level Survey Record (DPR 523)*.

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 November 10, 2021, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

(1) FINDING: The single-family residence located at 1948 South Bon View Avenue meets the following criteria for local landmark designation as contained in the Development Code (Section 4.02.040 Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas):

a. Criterion D: The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction; and

b. Criterion E: The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction.

(2) FACT: The Craftsman style building is a fine example of the early Craftsman style of architecture which is evidenced by the survival of the building’s character-defining features, such as the wide-open eaves and exposed rafters, large gable style dormer, and wood framed hung, fixed, and its cladding of local stone makes its construction unique within the City. The building retains its location, design, materials, workmanship, setting, feeling, and association therefore the integrity is high. The building has been

minimally altered including window replacements, rear addition, and alteration of the chimney, yet these alterations do not impact the building's ability to convey itself as a unique Craftsman style building with stone construction.

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 10th day of November, 2021.

Historic Preservation Subcommittee
Chairman

Exhibit A: Project Location Map

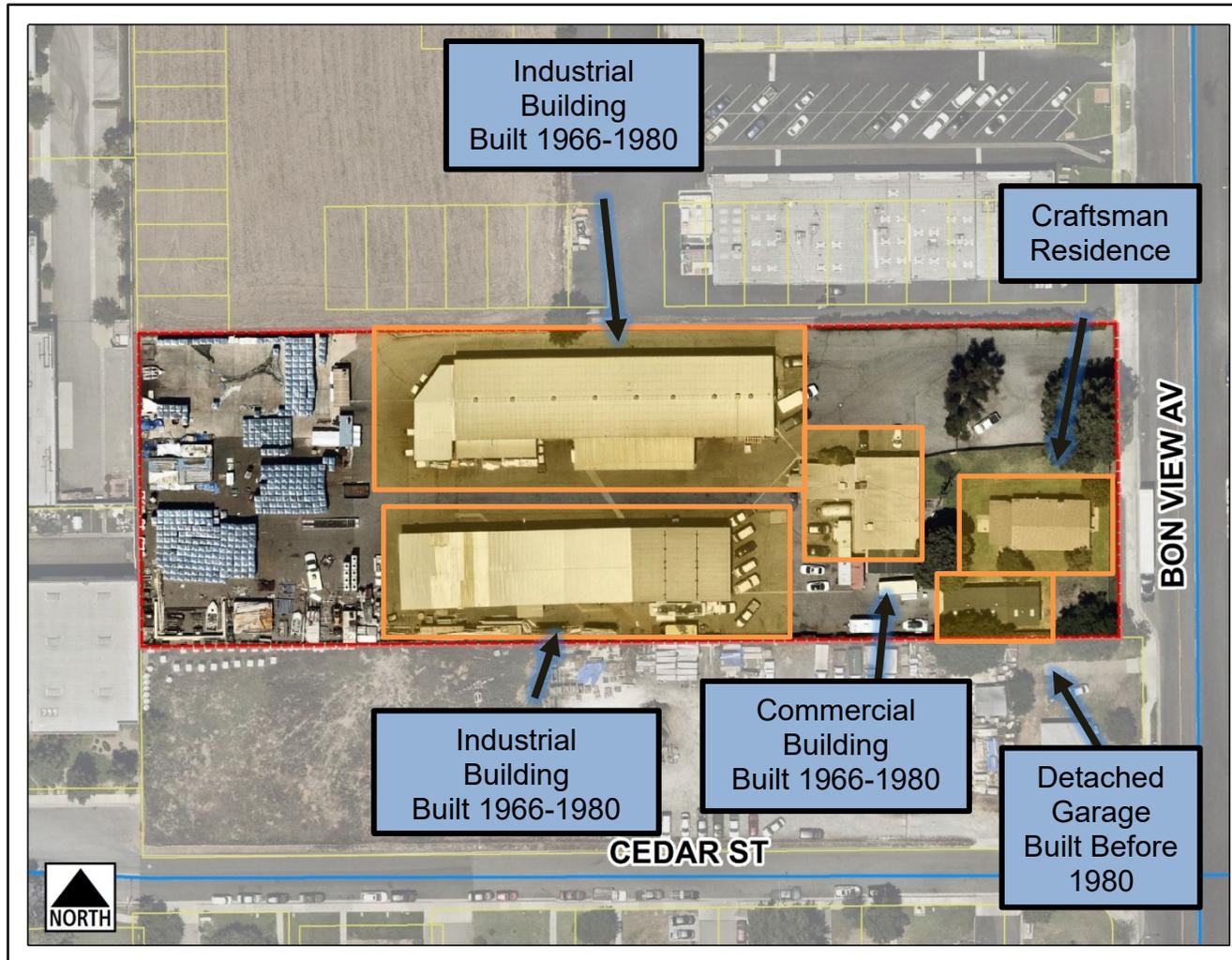


Exhibit B: Site Photos



Primary Façade – East Elevation



North Elevation



South Elevation



West Elevation



Detached Garage (Built before 1980)



Commercial Building (Built 1966-1980)



Northern Industrial Building (Built 1966-1980)



Southern Industrial Building (Built 1966-1980)

Exhibit C: Intensive Level Survey Record (DPR523)

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

Primary #
HRI #
Trinomial
NRHP Status Code: 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or # (Assigned by recorder): 1948 S. Bon View Avenue

P1. Other Identifier: None

***P2. Location:** Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Ontario Date: 1981 T1S; R7W; ___ of ___ of Sec 25; ___ B.M.

c. Address: 1948 S. Bon View Avenue City: Ontario Zip: 91726

d. UTM (Give more than one for large and/or linear resources) Zone: __, ___mE mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 1050441050000

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

The subject property (APN 1050441050000) is located on S. Bon View Avenue in the City of Ontario and occupies a large, rectangular lot. The property includes five buildings, a Craftsman-style residence at the eastern end, a detached garage, a commercial building, and two industrial buildings near the center of the parcel. The residence was constructed circa 1914, and measures 1,008 square feet and the remaining buildings were constructed between 1964 and 2005. The area surrounding the subject property is heavily industrial/commercial to the north and east and residential to the south and west. (See Continuation Sheet page 4)

***P3b. Resource Attributes** (List attributes and codes): HP2 Single-family property/ HP6 1-3 story commercial building/HP8 Industrial building

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

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



P5b. Description of Photo (view, date, accession #): Primary façade; view northwest; April 13, 2021

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
1914; San Bernardino County Assessor Online Portal

***P7. Owner and Address:**
UTR 1948 Bon View, LLC
A California Limited Liability Company

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

***P9. Date Recorded:** May 4, 2021

***P10. Survey Type** (Describe): Intensive

***P11. Report Citation** (Cite survey report and other sources, or enter "none"): None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 1948 S. Bon View Avenue
Page 2 of 12

*NRHP Status Code: 5S3

B1. Historic Name: 1948 S. Bon View Avenue
B2. Common Name: 1948 S. Bon View Avenue

B3. Original Use: Residential

B4. Present Use: Residential/Commercial/Industrial

***B5. Architectural Style:** Craftsman/ Vernacular

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

The subject property was originally improved circa 1914 according to the San Bernardino County Assessor online portal. The original permit for the construction of the residence was not available making the original architect, if any, and builder, unknown. In 1945, a permit was issued to reroof the porch and build a "brooker house." In 1979, a permit was issued for the construction of a greenhouse yet was cited for work that was already completed. It does not appear this building is still extant. According to historic aerial photographs—between 1966 and 1980—the detached garage, commercial building, and two industrial buildings were added to the property. The southern commercial building was further added to on the western end between 1980 and 2005. At an unknown date, the windows of the residence were altered to aluminum. An addition was added to the western (rear) façade of the building, and the portion of the chimney extending beyond the roofline was reconstructed at unknown date.

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

Original Location: N/A

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

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** N/A

Area: Ontario

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet page 10.

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

***B12. References:** See Continuation Sheet page 12.

***B13. Remarks:** N/A

***B14. Evaluator:**

Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** May 4, 2021.

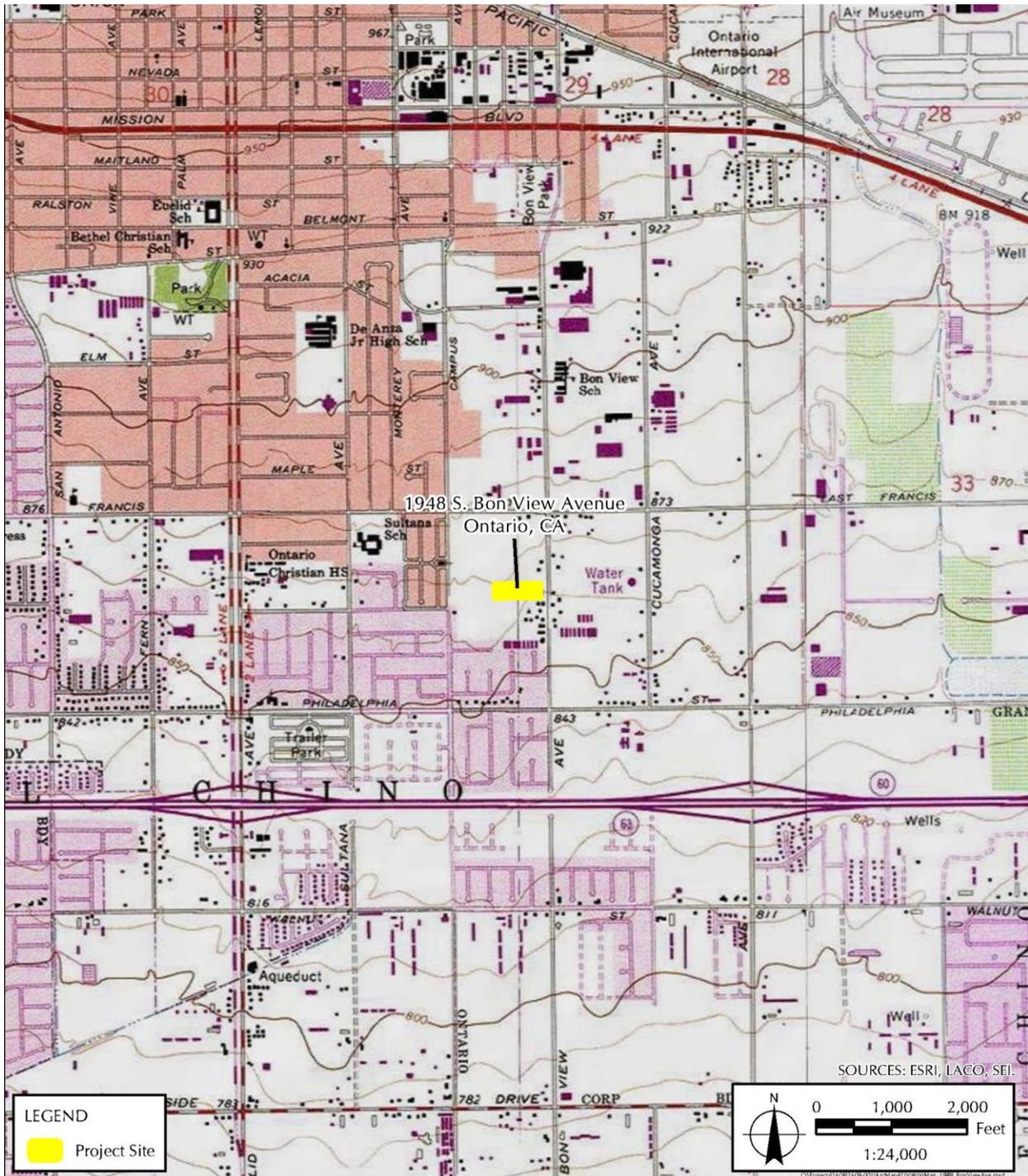
(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 12
*Map Name: Ontario

*Resource Name or # (Assigned by recorder): 1948 S. Bon View Avenue
*Scale: 1:24,000
*Date of map: 1981



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

Residence

The residence located at the eastern end of the parcel has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone with a flat wood balustrade. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The primary wood entrance door with divided lights along the top, and a bold concrete header along the top, is centrally located and is covered by a screen door. The door is flanked by aluminum Chicago-style windows with sliding sides and a central fixed light. Both windows also have bold concrete headers and wood surrounds.



Primary Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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



Primary Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Southern Façade

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near the center of the façade has been boarded.



Southern Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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

Western Façade

The western (rear) façade has an enclosed porch addition and concrete patio with shed roof supported by metal posts from unknown dates. There is thin horizontal wood clapboard and a square louver vent in the gable and three triangular knee braces under the eave. The enclosed porch addition is clad in vertical wood clapboard and does not span the entire façade, ending just before the northern end. The entrance is generally centrally located with a triplet of wood windows to the south.



Western Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Northern Façade

The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style aluminum. An end-wall chimney constructed with stone is located near the eastern end of the façade. The stone of the chimney above the roofline appears to have been repaired as the spacing and color of the mortar does not match the remainder of the building.

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



Northern Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Detached Garage

The detached garage was added before 1980 to the southwest of the residence. The building has a rectangular footprint, a gabled roof, and is clad in vertical wood clapboard. A metal roll-up door and modern pedestrian door are located on the northern façade.



Detached Garage, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

P3a. Description: (Continued from Continuation Sheet page 7)

Commercial Building

An 'L'-shaped commercial building is located behind the residential building to the west and was added to the lot between 1966 and 1980. The building is clad in board and batten and horizontal wood clapboard siding. It has a generally flat roof with some slope, and its primary entrance is located on the western façade of the building. The entrance is set below ground level and is accessed by concrete steps built into the lot. The entrance is covered by an extended gabled portico supported by square posts.



Commercial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Industrial Buildings

Between 1966 and 1980 the two industrial buildings were constructed near the center of the lot. The northern building was constructed first. The building has a rectangular footprint, is clad in corrugated sheet metal, and has a gabled roof with a low pitch. The southern façade has full-height loading bays with metal roll-up doors. A wide flat roof cover extends off the center of the building at the roofline shielding the central loading bays and is supported by metal posts. The southern industrial building has a square footprint, is clad in plywood, and has a flat roof with a slight southern pitch. There is one full-height loading bay on the northern façade, and a flat roof cover extends off the western façade from the roofline supported by metal posts.

P3a. Description: (Continued from Continuation Sheet page 8)



Northern Industrial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021



Southern Industrial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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

Historic Context Statement

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

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

Ownership History

Due to the closure of public buildings Assessor information was not available for the subject property. A history of ownership was compiled from building permits and other repositories.

1948 S. BON VIEW AVENUE OWNERSHIP HISTORY

Permit No.	Date	Owners
8346	1945	Benjamin Sosin
22960	1959	Paul Mark
36104	1976	W.A. Thorton
75908	1989	Rick Geary

Benjamin Sosin ran a company called "Ben's Salvage" located in Fresno. No information was found in historic newspapers, census data, or City directories for Paul Mark, W.A. Thorton, or Rick Geary.

EVALUATION

Residence

National and California Registers

Based upon a review of the histories of Ontario, previous ownership records, and the construction history of the property, the property does not have a significant association with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. The building was constructed circa 1914 outside of the original boundary of the City of Ontario, platted in 1882 and bounded by the Southern Pacific Railroad tracks to the south, Campus Avenue to the east, Fourth Street to the north, and San Antonio Avenue to the west.

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

The original townsite was platted approximately 23 years before this property was developed and thus the property is not associated with the city's original development. Additionally, based on historic aerial photographs of the property, it does not appear to be associated with the citrus industry and is not associated with the orange or peach growing industry which helped drive the city's residential boom in the early 20th century. The remaining four buildings on the property are also not associated with any commercial/industrial growth within the city. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion A/1.

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion B/2.

1948 S. Bon View Avenue was constructed circa 1914. The building reflects Craftsman-style architecture yet with local stone cladding on the entirety of the building including the porch walls, porch columns, stoop, and chimney. The residence is not a high style or distinguishable example of the Craftsman style at the state or national level but is a rare remaining example of the type within the City. Although the residence is eligible for listing at the local level, its significance does not rise to the state or national level. The remaining four buildings on the property are vernacular and do not possess high artistic or value or craftsmanship. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion C/3.

Criterion D/4 was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

City of Ontario Historic Landmarks

Similarly, the City of Ontario's Historic Landmark criteria are similar to the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. Therefore, 1948 S. Bon View Avenue is ineligible for designation as a Historic Landmark for the same reasons outlined above pursuant to Criteria A, B, and C. However, in addition to automatically designating properties listed in the National Register and the California Register as Historic Landmarks, the City also recognizes eight additional criteria for designation:

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

Criteria A, B, C, and F are reflected in the National Register and California Register criteria analysis above.

The subject residence located at 1948 S. Bon View Avenue does embody distinguishing architectural characteristics of the Craftsman style of architecture with local stone cladding on all facades including the porch walls, porch columns, and stoop. The property is a modest example of this style of architecture and features common character-defining features such as a gable roof, knee braces, and full-façade porch, yet its cladding of local stone makes its construction unique within the City. The building has been minimally altered including window replacements, rear addition, and alteration of the chimney, yet these alterations do not impact the building's ability to convey itself as a unique Craftsman style building with stone construction. The four remaining buildings on the property are vernacular and do not possess high artistic value or craftsmanship. Therefore, the residence on the property is eligible for designation as a Historic Landmark pursuant to Criterion D.

***B10. Significance:** (Continued from Continuation Sheet page 11)

The buildings located on the subject property are not noteworthy examples of the use of indigenous materials or craftsmanship as they do not encompass indigenous materials in their construction. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion E.

The subject property does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the city. No information found, including no mention of the subject property in local historic newspapers or publications, suggested the subject property is significant to the visual character of the area. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion G.

The buildings located on the subject property are not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen. The Craftsman style of housing was prominent in Southern California during this period and can be found in abundance throughout the city. Multiple high-style examples of Craftsman-style residences are listed as City Landmarks with two of the listed Landmarks, 1005 and 1327 N. Euclid Avenue, being excellent examples of the use of native creek stone in their construction found within the city. The remaining buildings on the subject property are common vernacular buildings and thus not one of a few remaining examples of any type of architectural style. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion H.

Based upon research and analysis, the buildings located at 1948 S. Bon View Avenue do not appear to be individually eligible for listing in the National Register, the California Register. The residence on the subject property does appear eligible for designation as a City Historic Landmark under Criterion D. The four remaining buildings on the property do not appear to be individually eligible for listing in the National Register, the California Register, or for designation as a City Historic Landmark. Furthermore, the subject property is not located within a potential historic district as the surrounding area has been substantially infilled with commercial and industrial development from the mid-20th century to present. Therefore, the subject property, specifically the residence, does meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

***B12. References:** (Continued from Building, Structure, and Object Record page 2)

Ancestry.com. 2011. *U.S. City Directories, 1822-1995*. Provo, UT: Ancestry.com Operations, Inc.

City of Ontario. Issued 7 February 1945. Building Permit No. 8346.

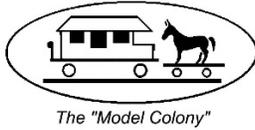
City of Ontario. Issued 21 January 1959. Building Permit No. 22960.

City of Ontario. Issued 29 April 1976. Building Permit No. 36104.

City of Ontario. Issued 24 April 1989. Relocation Permit No. 75908.

The history included in the historic context statement on page 10 is derived from the Interstate 10 Corridor Project in San Bernardino:

California Department of Transportation. April 2015. Historical Resources Evaluation Report: Interstate 10 Corridor Project. Accessed June 20, 2018, Available at:
<http://www.gosbcta.com/plans-projects/projects/I-10-Corridor/other/I-10-CP-HRER-April2015.pdf>



Historic Preservation Subcommittee

November 10, 2021

DECISION NO:

FILE NO: PHP21-017

DESCRIPTION: A request for a Tier Determination of a Craftsman style single-family residence (Eligible Historic Resource), located at 1948 South Bon View Avenue within the IL (Light Industrial) zoning district. (APN:1050-441-05) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC.**

PART I: BACKGROUND & ANALYSIS

BON VIEW LAND 10, LLC & BV INVESTMENTS 10, LLC, (herein after referred to as "Applicant") has made a request for a Tier Determination of a historic resource, File No. PHP21-017 as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The property is comprised of 2.77-acres of land and is developed with a single-family Craftsman style residence listed as an Eligible Historic Resource on the Ontario Register of Historic Resources, detached garage, two industrial buildings, and one commercial building. The area surrounding the subject property is heavily industrial and commercial to the north and east and residential to the south and west. A map to illustrate the location of the resource is attached to this report in *Exhibit A: Project Location Map*.

(2) Project Background: The Applicant has submitted a Development Plan application proposing demolition of all existing buildings, including the Eligible Historic Resource, to construct one 175,074 square feet industrial building with office. In early 2021, the Applicant began preliminary site design review at which time a potential historic resource was identified on the site. At staff's recommendation, the Applicant hired Sapphos Environmental Inc. to evaluate the historic significance of the property and an intensive level historic survey was prepared and is attached as *Exhibit B: DPR523 Intensive Level Survey*. Based on the survey findings, the Craftsman style residence is not eligible for listing on the National or California Registers, but is eligible for listing on the local register of historic properties as an example of Craftsman style architecture. The remaining four buildings onsite were to be found to be ineligible for listing on the National, California, or Local Registers. On November 10, 2021, the Historic Preservation Subcommittee reviewed and determined that the Craftsman Style residence was eligible for listing on the Ontario Register under Criterion D: the historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction; and Criterion E: the historic resource is a noteworthy example of the use of indigenous materials or craftsmanship.

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 a 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 typically processed in conjunction with eligibility determinations and landmark designations, and prior to approval of demolitions, 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.

Architectural Description: The 1,008 square foot single-family residence was constructed in 1914 (est.) in the Craftsman style of architecture and is depicted Exhibit B: Site photographs, attached. The residence has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone with a flat wood balustrade. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The primary wood entrance door with divided lights along the top, and a bold concrete header along the top, is centrally located and is covered by a screen door. The door is flanked by aluminum Chicago-style (3-part window with hung-fixed-hung) aluminum windows. Both windows also have bold concrete headers and wood surrounds.

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near the center of the façade has been boarded. The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style. An end-wall chimney constructed with stone is located near the eastern end of the façade. The stone of the chimney above the roofline appears to have been repaired as the spacing and color of the mortar does not match the remainder of the building. The western (rear) façade has an enclosed porch addition and concrete patio with shed roof supported by metal posts from unknown dates. There is thin horizontal wood clapboard and a square louver vent in the gable and three triangular knee braces under the eave. The enclosed porch addition is clad in vertical wood clapboard and does not span the entire façade, ending

just before the northern end. The entrance is generally centrally located with a triplet of wood windows to the south.

The detached garage was added before 1980 to the southwest of the residence. The building has a rectangular footprint, a gabled roof, and is clad in vertical wood clapboard. A metal roll-up door and modern pedestrian door are located on the northern façade. The commercial building within the site is 'L'-shaped and is located behind the residential building to the west and was added to the lot between 1966 and 1980. The building is clad in board and batten and horizontal wood clapboard siding. It has a generally flat roof with some slope, and its primary entrance is located on the western façade of the building. The entrance is set below ground level and is accessed by concrete steps built into the lot. The entrance is covered by an extended gabled portico supported by square posts.

Near the center of the property, 2 industrial buildings were constructed between 1966 and 1980. The northern building was constructed first. The building has a rectangular footprint, is clad in corrugated sheet metal, and has a gabled roof with a low pitch. The southern façade has full height loading bays with metal roll-up doors. A wide flat roof cover extends off the center of the building at the roofline shielding the central loading bays and is supported by metal posts. The southern industrial building has a square footprint, is clad in plywood, and has a flat roof with a slight southern pitch. There is one full height loading bay on the northern façade, and a flat roof cover extends off the western façade from the roofline supported by metal posts.

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

The Craftsman style residence is a fine example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the wide-open eaves and exposed rafters, large gable style dormer, and wood framed hung, fixed, and its cladding of local stone makes its construction unique within the City. The residence retains its location, design, materials, workmanship, setting, feeling, and association therefore the integrity is high. A Tier Determination record was completed for the Craftsman style single family residence included in the project and is attached to this Decision as *Exhibit C: Tier Determination Record*.

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 November 10, 2021, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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 Craftsman style residence, an Eligible Historic Resource, meets Tier III criteria as identified and contained in Section 4.02.040.H.1. (Historic Preservation Tiering Criteria) and as identified in the attached Tier Determination record.

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 10th day of November 2021.

Historic Preservation Subcommittee
Chairman

Exhibit A: Project Location Map

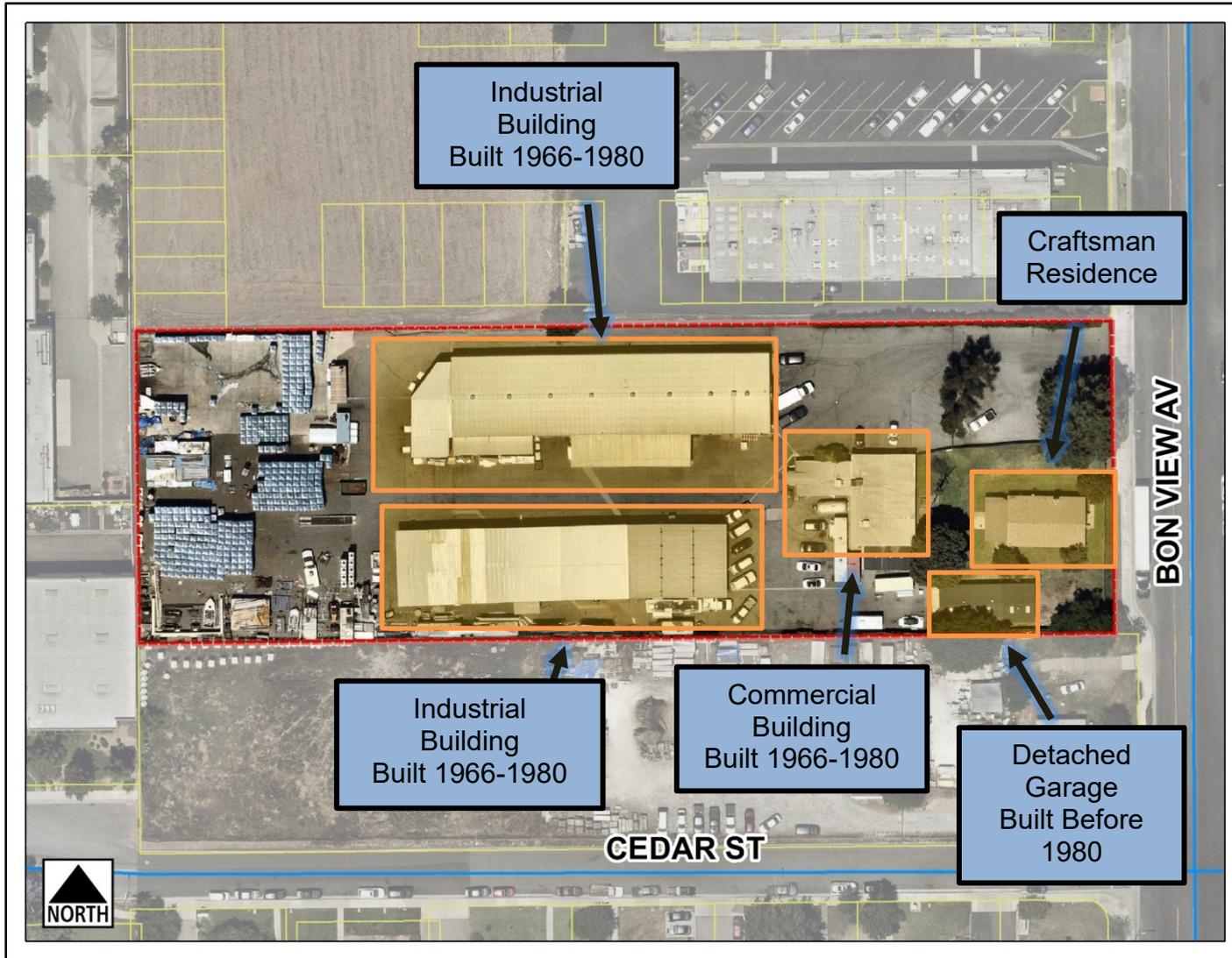


Exhibit B: Tier Determination Form

Exhibit C: DPR523 Intensive Level Survey

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

Primary #
HRI #
Trinomial
NRHP Status Code: 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or # (Assigned by recorder): 1948 S. Bon View Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Ontario Date: 1981 T1S; R7W; ___ of ___ of Sec 25; ___ B.M.

c. Address: 1948 S. Bon View Avenue City: Ontario Zip: 91726

d. UTM (Give more than one for large and/or linear resources) Zone: __, ___mE mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 1050441050000

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

The subject property (APN 1050441050000) is located on S. Bon View Avenue in the City of Ontario and occupies a large, rectangular lot. The property includes five buildings, a Craftsman-style residence at the eastern end, a detached garage, a commercial building, and two industrial buildings near the center of the parcel. The residence was constructed circa 1914, and measures 1,008 square feet and the remaining buildings were constructed between 1964 and 2005. The area surrounding the subject property is heavily industrial/commercial to the north and east and residential to the south and west. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-family property/ HP6 1-3 story commercial building/HP8 Industrial building

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

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



P5b. Description of Photo (view, date, accession #): Primary façade; view northwest; April 13, 2021

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1914; San Bernardino County Assessor Online Portal

*P7. Owner and Address:
UTR 1948 Bon View, LLC
A California Limited Liability Company

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

*P9. Date Recorded: May 4, 2021

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 1948 S. Bon View Avenue
Page 2 of 12

*NRHP Status Code: 5S3

B1. Historic Name: 1948 S. Bon View Avenue
B2. Common Name: 1948 S. Bon View Avenue

B3. Original Use: Residential

B4. Present Use: Residential/Commercial/Industrial

***B5. Architectural Style:** Craftsman/ Vernacular

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

The subject property was originally improved circa 1914 according to the San Bernardino County Assessor online portal. The original permit for the construction of the residence was not available making the original architect, if any, and builder, unknown. In 1945, a permit was issued to reroof the porch and build a "brooker house." In 1979, a permit was issued for the construction of a greenhouse yet was cited for work that was already completed. It does not appear this building is still extant. According to historic aerial photographs—between 1966 and 1980—the detached garage, commercial building, and two industrial buildings were added to the property. The southern commercial building was further added to on the western end between 1980 and 2005. At an unknown date, the windows of the residence were altered to aluminum. An addition was added to the western (rear) façade of the building, and the portion of the chimney extending beyond the roofline was reconstructed at unknown date.

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

Original Location: N/A

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

B9a. Architect: N/A

b. Builder: N/A

***B10. Significance: Theme:** N/A

Area: Ontario

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet page 10.

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

***B12. References:** See Continuation Sheet page 12.

***B13. Remarks:** N/A

***B14. Evaluator:**

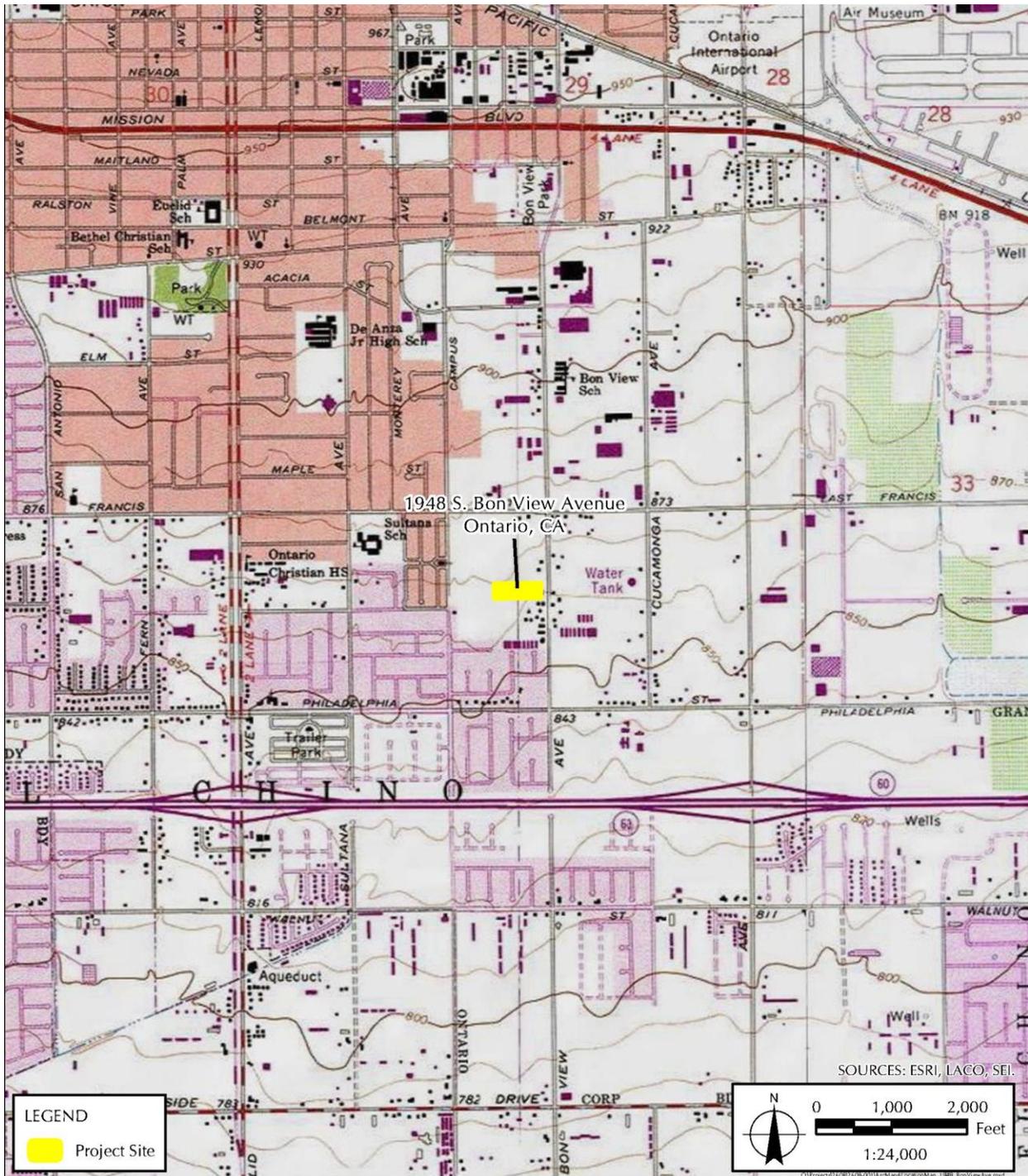
Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** May 4, 2021.

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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

Residence

The residence located at the eastern end of the parcel has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone with a flat wood balustrade. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The primary wood entrance door with divided lights along the top, and a bold concrete header along the top, is centrally located and is covered by a screen door. The door is flanked by aluminum Chicago-style windows with sliding sides and a central fixed light. Both windows also have bold concrete headers and wood surrounds.



Primary Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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



Primary Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Southern Façade

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near the center of the façade has been boarded.



Southern Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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

Western Façade

The western (rear) façade has an enclosed porch addition and concrete patio with shed roof supported by metal posts from unknown dates. There is thin horizontal wood clapboard and a square louver vent in the gable and three triangular knee braces under the eave. The enclosed porch addition is clad in vertical wood clapboard and does not span the entire façade, ending just before the northern end. The entrance is generally centrally located with a triplet of wood windows to the south.



Western Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Northern Façade

The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style aluminum. An end-wall chimney constructed with stone is located near the eastern end of the façade. The stone of the chimney above the roofline appears to have been repaired as the spacing and color of the mortar does not match the remainder of the building.

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



Northern Façade, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Detached Garage

The detached garage was added before 1980 to the southwest of the residence. The building has a rectangular footprint, a gabled roof, and is clad in vertical wood clapboard. A metal roll-up door and modern pedestrian door are located on the northern façade.



Detached Garage, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

P3a. Description: (Continued from Continuation Sheet page 7)

Commercial Building

An 'L'-shaped commercial building is located behind the residential building to the west and was added to the lot between 1966 and 1980. The building is clad in board and batten and horizontal wood clapboard siding. It has a generally flat roof with some slope, and its primary entrance is located on the western façade of the building. The entrance is set below ground level and is accessed by concrete steps built into the lot. The entrance is covered by an extended gabled portico supported by square posts.



Commercial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

Industrial Buildings

Between 1966 and 1980 the two industrial buildings were constructed near the center of the lot. The northern building was constructed first. The building has a rectangular footprint, is clad in corrugated sheet metal, and has a gabled roof with a low pitch. The southern façade has full-height loading bays with metal roll-up doors. A wide flat roof cover extends off the center of the building at the roofline shielding the central loading bays and is supported by metal posts. The southern industrial building has a square footprint, is clad in plywood, and has a flat roof with a slight southern pitch. There is one full-height loading bay on the northern façade, and a flat roof cover extends off the western façade from the roofline supported by metal posts.

P3a. Description: (Continued from Continuation Sheet page 8)



Northern Industrial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021



Southern Industrial Building, 1948 S. Bon View Avenue
SOURCE: Panattoni Development Co, Inc., 2021

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

Historic Context Statement

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

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

Ownership History

Due to the closure of public buildings Assessor information was not available for the subject property. A history of ownership was compiled from building permits and other repositories.

1948 S. BON VIEW AVENUE OWNERSHIP HISTORY

Permit No.	Date	Owners
8346	1945	Benjamin Sosin
22960	1959	Paul Mark
36104	1976	W.A. Thorton
75908	1989	Rick Geary

Benjamin Sosin ran a company called "Ben's Salvage" located in Fresno. No information was found in historic newspapers, census data, or City directories for Paul Mark, W.A. Thorton, or Rick Geary.

EVALUATION

Residence

National and California Registers

Based upon a review of the histories of Ontario, previous ownership records, and the construction history of the property, the property does not have a significant association with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. The building was constructed circa 1914 outside of the original boundary of the City of Ontario, platted in 1882 and bounded by the Southern Pacific Railroad tracks to the south, Campus Avenue to the east, Fourth Street to the north, and San Antonio Avenue to the west.

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

The original townsite was platted approximately 23 years before this property was developed and thus the property is not associated with the city's original development. Additionally, based on historic aerial photographs of the property, it does not appear to be associated with the citrus industry and is not associated with the orange or peach growing industry which helped drive the city's residential boom in the early 20th century. The remaining four buildings on the property are also not associated with any commercial/industrial growth within the city. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion A/1.

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion B/2.

1948 S. Bon View Avenue was constructed circa 1914. The building reflects Craftsman-style architecture yet with local stone cladding on the entirety of the building including the porch walls, porch columns, stoop, and chimney. The residence is not a high style or distinguishable example of the Craftsman style at the state or national level but is a rare remaining example of the type within the City. Although the residence is eligible for listing at the local level, its significance does not rise to the state or national level. The remaining four buildings on the property are vernacular and do not possess high artistic or value or craftsmanship. Therefore, 1948 S. Bon View Avenue is not eligible under Criterion C/3.

Criterion D/4 was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

City of Ontario Historic Landmarks

Similarly, the City of Ontario's Historic Landmark criteria are similar to the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. Therefore, 1948 S. Bon View Avenue is ineligible for designation as a Historic Landmark for the same reasons outlined above pursuant to Criteria A, B, and C. However, in addition to automatically designating properties listed in the National Register and the California Register as Historic Landmarks, the City also recognizes eight additional criteria for designation:

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

Criteria A, B, C, and F are reflected in the National Register and California Register criteria analysis above.

The subject residence located at 1948 S. Bon View Avenue does embody distinguishing architectural characteristics of the Craftsman style of architecture with local stone cladding on all facades including the porch walls, porch columns, and stoop. The property is a modest example of this style of architecture and features common character-defining features such as a gable roof, knee braces, and full-façade porch, yet its cladding of local stone makes its construction unique within the City. The building has been minimally altered including window replacements, rear addition, and alteration of the chimney, yet these alterations do not impact the building's ability to convey itself as a unique Craftsman style building with stone construction. The four remaining buildings on the property are vernacular and do not possess high artistic value or craftsmanship. Therefore, the residence on the property is eligible for designation as a Historic Landmark pursuant to Criterion D.

***B10. Significance:** (Continued from Continuation Sheet page 11)

The buildings located on the subject property are not noteworthy examples of the use of indigenous materials or craftsmanship as they do not encompass indigenous materials in their construction. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion E.

The subject property does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the city. No information found, including no mention of the subject property in local historic newspapers or publications, suggested the subject property is significant to the visual character of the area. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion G.

The buildings located on the subject property are not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen. The Craftsman style of housing was prominent in Southern California during this period and can be found in abundance throughout the city. Multiple high-style examples of Craftsman-style residences are listed as City Landmarks with two of the listed Landmarks, 1005 and 1327 N. Euclid Avenue, being excellent examples of the use of native creek stone in their construction found within the city. The remaining buildings on the subject property are common vernacular buildings and thus not one of a few remaining examples of any type of architectural style. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion H.

Based upon research and analysis, the buildings located at 1948 S. Bon View Avenue do not appear to be individually eligible for listing in the National Register, the California Register. The residence on the subject property does appear eligible for designation as a City Historic Landmark under Criterion D. The four remaining buildings on the property do not appear to be individually eligible for listing in the National Register, the California Register, or for designation as a City Historic Landmark. Furthermore, the subject property is not located within a potential historic district as the surrounding area has been substantially infilled with commercial and industrial development from the mid-20th century to present. Therefore, the subject property, specifically the residence, does meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

***B12. References:** (Continued from Building, Structure, and Object Record page 2)

Ancestry.com. 2011. *U.S. City Directories, 1822-1995*. Provo, UT: Ancestry.com Operations, Inc.

City of Ontario. Issued 7 February 1945. Building Permit No. 8346.

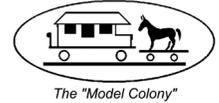
City of Ontario. Issued 21 January 1959. Building Permit No. 22960.

City of Ontario. Issued 29 April 1976. Building Permit No. 36104.

City of Ontario. Issued 24 April 1989. Relocation Permit No. 75908.

The history included in the historic context statement on page 10 is derived from the Interstate 10 Corridor Project in San Bernardino:

California Department of Transportation. April 2015. Historical Resources Evaluation Report: Interstate 10 Corridor Project. Accessed June 20, 2018, Available at:
<http://www.gosbcta.com/plans-projects/projects/I-10-Corridor/other/I-10-CP-HRER-April2015.pdf>



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: November 10, 2021

Location: 1948 South Bon View Avenue

Historic Name: None

APN: 1050-441-05

Description:

Decision Date:

Related Files: PHP21-018

Decision Making Body: HPSC

Tier Determination:

Current Historic Status: Eligible



The 1,008 square foot residence was constructed in 1914 (est.) in the Craftsman architectural style. The residence is located at the eastern end of the parcel, has a rectangular footprint, a medium-pitched front-facing gabled roof and is clad in stone on all façades. The primary façade of the residence is symmetrical with thin horizontal wood clapboard and a square louver vent in the front-facing gable and triangular knee braces under the eaves. The primary façade is defined by its full-façade porch with four square columns clad in stone that extend from the roofline to the ground level. The primary façade is inset below the primary roofline. The porch is enclosed with an approximately 2-foot-tall wall clad in stone. A stoop constructed of stone, extends from the center of the porch with concrete planters set on top of the end caps. The door is flanked by aluminum Chicago-style windows with sliding sides and a central fixed light. Both windows also have bold concrete headers and wood.

The southern façade has minimal eave overhang. The façade has three single-hung aluminum windows with wood surrounds and concrete headers. The fourth window near the center of the façade has been boarded.

The northern façade has minimal eave overhang and window types including single-hung, fixed, and Chicago-style aluminum. An end-wall chimney constructed with stone is located near the eastern end of the façade.

The western (rear) façade has an enclosed porch addition. There is thin horizontal wood clapboard and a square louver vent in the gable



and three triangular knee braces under the eave.



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 City's List of Eligible Historical Resources 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 City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a 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 Craftsman style residence is a fine example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the wide-open eaves and exposed rafters, large gable style dormer, and wood framed hung, fixed, and its cladding of local stone makes its construction unique within the City. The residence retains its location, design, materials, workmanship, setting, feeling, and association therefore the integrity is high.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.

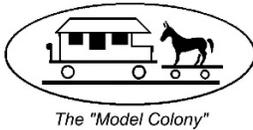
- The Guasti Winery or the Wine Industry
- The Dairy Preserve, or the Dairy Industry
- The Citrus Context, or the Citrus Industry

- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:.

Research information on property was limited due to location of property and temporary closure of public offices. As such, no information was found to suggest that the identified previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property.

Sources include Sapphos Environmental, Inc. 2021 Historic Resource Assessment



Historic Preservation Subcommittee

November 10, 2021

DECISION NO.:

FILE NO.: PHP21-019

DESCRIPTION: A request to review and determine eligibility of an industrial building (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 541 East Emporia Street within the IL (Light Industrial) zoning district. (APNs: 1049-091-05 and 1049-091-06); by **Realstrong Investment LLC**.

PART I: BACKGROUND & ANALYSIS

REALSTRONG INVESTMENT LLC, (herein after referred to as “Applicant”) has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP21-019, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of .77 acres of land located at 541 East Emporia Street and is depicted in *Exhibit A: Aerial Photographs*, attached. The project site is located on the northwest corner of East Emporia Street and South Pleasant Avenue, southeast of the City’s downtown district. The surrounding area is developed with a mix of uses including residential, industrial and commercial buildings. The project site is developed with one large single-story industrial building depicted in *Exhibit B: Site Photographs*, attached. The area developed beginning in the 1920s, with the most recent redevelopment occurring to the east in 2018. The project site is not located within a designated, proposed, or potential historic district.

(2) Background: The City of Ontario Development Code allows for the addition and removal of eligible or nominated historic resources from the Ontario Register upon evaluation by the Historic Preservation Subcommittee (HPSC). The HPSC shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented, and evaluated pursuant to the Ontario Development Code, with or without a project. In September 2021, the Applicant began negotiations to purchase the industrial building and is now requesting a review for eligibility of the industrial building for listing on the Ontario Register of Historic Resources. A Historic Resources Assessment Report for the Project was prepared by Sapphos Environmental, Inc. (October 6, 2021) providing the basis for review and evaluation of project eligibility.

(3) Architectural Description: The building is a one-story, rectangular industrial building which encompasses the entirety of its lot and is depicted in *Exhibit B: Site Photographs*. It is clad in stucco with a medium-pitched, multi-gabled roof and tall parapet walls which run along the eastern and western façades (added post-1983). The concrete walkway along the eastern façade was extended sometime after 1983 at the southwest corner to include an elevated concrete loading dock with gabled-roof cover supported by metal posts. The southern and eastern façades are visible from the public right-of-way with either sliding metal doors or large insulation doors and various window types and sizes, which have been altered/replaced at various dates along each façade. The northern and western façades are accessed through alleys with no fenestration on the northern façade and altered doors/windows on the western façade with security bars. The office is located at the northeast corner of the building and is accessed by a concrete walkway that runs the length of the façade. The building is in very poor condition.

The interior of the building is divided into five spaces, with the northern four spaces used as cold storage and the southern space designated as a machinery room. The cold storage spaces have concrete floors (with corrugated sheet metal plates covering portions of flooring sporadically throughout), high-pitched ceilings with new wood trusses supported by wood posts, and insulated walls. Many of the doors have been updated with a few wood doors remaining. The cold storage rooms are accessed along the eastern façade, and the machinery room is accessed along the southern façade. The machinery room holds the compressors and chillers, most of which are out of service, and the ice cutting machines.

(4) Evaluation: Constructed in 1922 as an ice and cold storage warehouse, the industrial building has been substantially altered, including additions to the building in 1927, 1930, 1935, 1938, and 1945. Additionally, a 1933 fire destroyed much of the original interior. Subsequent to the property documentation in the Citywide survey (1983), additional alterations to the building occurred including:

- Removal of corrugated sheet metal siding and replacement with stucco cladding,
- Replacement of multi-paned wood windows and alteration/infill of window openings,
- Addition of an elevated loading dock on the southeast corner of the building, and parapet walls on the eastern and western façades,
- Installation of piping and machinery on exterior walls and roof,
- Removal of three cupola vents on roof,
- Replacement of the original doors on the southern and eastern façades, and
- Addition of new wood trusses on the interior of the building.

The building retains no original integrity of design, workmanship, or materials and is not an excellent or intact example of industrial buildings within the city.

Ice and cold storage became prominent in the 1890s with hydroelectric power making the ice-making process much easier. By the early 1900s, ice and cold storage companies were delivering their product door-to-door to meet the consumer demands. However, by 1924, advertisements for an at-home refrigeration unit began marking a significant shift in consumer goods. Based on this information, the subject property was constructed after the period of significance (1890-1920) for the ice and cold storage industry and the use is not associated with its early establishment. While the ice and cold storage business has been a long-time business in the City, evidence was not found indicating the business made a significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria for landmark or district contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

PART II: RECITALS

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, 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 November 10, 2021, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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:

Due to extensive modifications, the building retains no integrity of design, workmanship, or materials and is not an excellent or intact example of industrial buildings within the city. Furthermore, research has failed to indicate the business made significant contribution to the history of the City, State or Nation. Therefore, the property does not meet the designation criteria for landmark or district contributor as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

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

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

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 10th day of November 2021.

Historic Preservation Subcommittee

Exhibit A: Aerial Photographs





Exhibit B: Site Photographs



South Elevation (view looking northwest)



1983 Historic Resource Survey (view looking east)

Exhibit B: Site Photographs Continued



East Elevation (view looking southwest)



West Elevation (view looking northeast)



North Elevation (view looking southwest)

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

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or # (Assigned by recorder): 541 E. Emporia Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Ontario Date: 1981 T1S; R7W; ___ of ___ of Sec 25; ___ B.M.

c. Address: 541 E. Emporia Street City: Ontario Zip: 91726

d. UTM (Give more than one for large and/or linear resources) Zone: __, ___mE mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 1049-091-05

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

The subject property (APN 1049-091-05) is located on S. Emporia Street in the City of Ontario and occupies a large rectangular lot. The property includes one large single-story industrial building on the northwest corner of E. Emporia Street and S. Pleasant Avenue. The building is bounded by alleyways on the western and northern façades. The property is situated in the northwest corner of the City, east of Euclid Avenue and west of the Ontario International Airport. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP6 1-3 story commercial building/HP8 Industrial building

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

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



P5b. Description of Photo (view, date, accession #): Southern façade; view northwest; October 1, 2021

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1922; San Bernardino County Assessor Online Portal

*P7. Owner and Address:
Edmundo and Martha Sanchez
4752 Revere Street
Chino, CA 91710

*P8. Recorded by (Name, affiliation, and address):
Kasey Conley/Scott Torres
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: October 6, 2021

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 541 E. Emporia Street
Page 2 of 13

*NRHP Status Code: 6Z

B1. Historic Name: 541 E. Emporia Street

B2. Common Name: 541 E. Emporia Street

B3. Original Use: Commercial/Industrial

B4. Present Use: Commercial/Industrial

*B5. Architectural Style: Vernacular

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

The subject property was originally improved circa 1922 according to the San Bernardino County Assessor online portal. The original permit for the construction of the building was not available making the original architect, if any, and builder, unknown. According to the previous evaluations, historic newspaper articles, historic aerial photographs, and a site visit of the property the building has been substantially altered over the years. Additions were added to the building in 1927, 1930, 1935, 1938, and 1945. The building was badly damaged in 1933 due to a fire that gutted the majority of the original interior. Additional alterations include stucco wall cladding, replacement of multi-paned wood windows and alteration of window sizing, infill of windows, the addition of an elevated loading dock on the southeast corner of the building, the addition of parapet walls on the eastern and western façades, the addition of extensive piping and machinery on exterior walls and roof, the removal of three cupola vents on roof (post-1983), and the replacement of original doors on the southern and eastern façades. Additionally, the trusses on the interior of the building are somewhat new and replacement of the older/original trusses was made at an unknown date. The building was deemed to "constitute dangerous conditions" by the City in August 2021.

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

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

*B10. Significance: Theme: N/A

Area: Ontario

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet page 10.

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

*B12. References: See Continuation Sheet page 13.

*B13. Remarks: N/A

*B14. Evaluator:

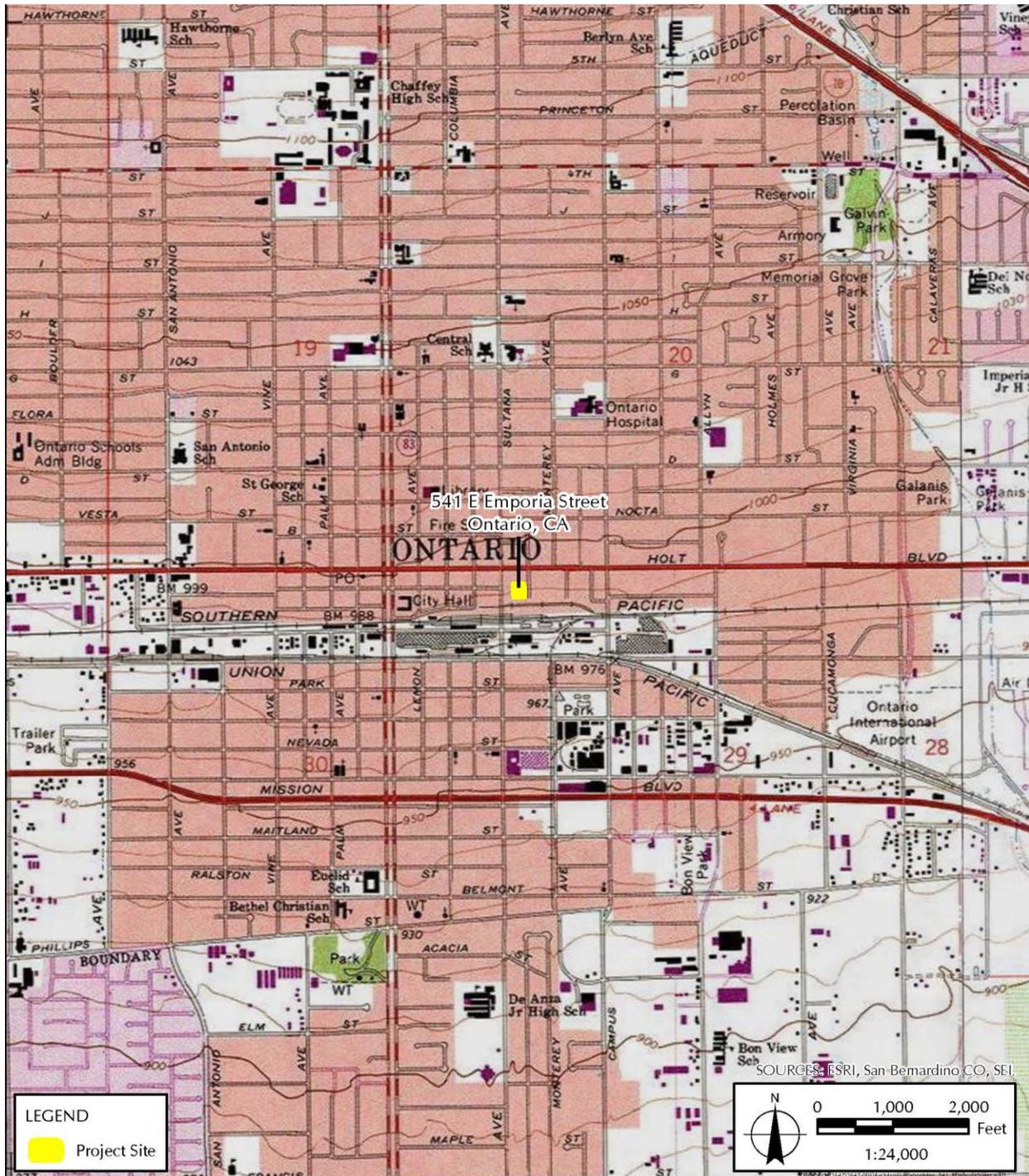
Kasey Conley/Scott Torres
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*Date of Evaluation: October 6, 2021

(This space reserved for official comments.)

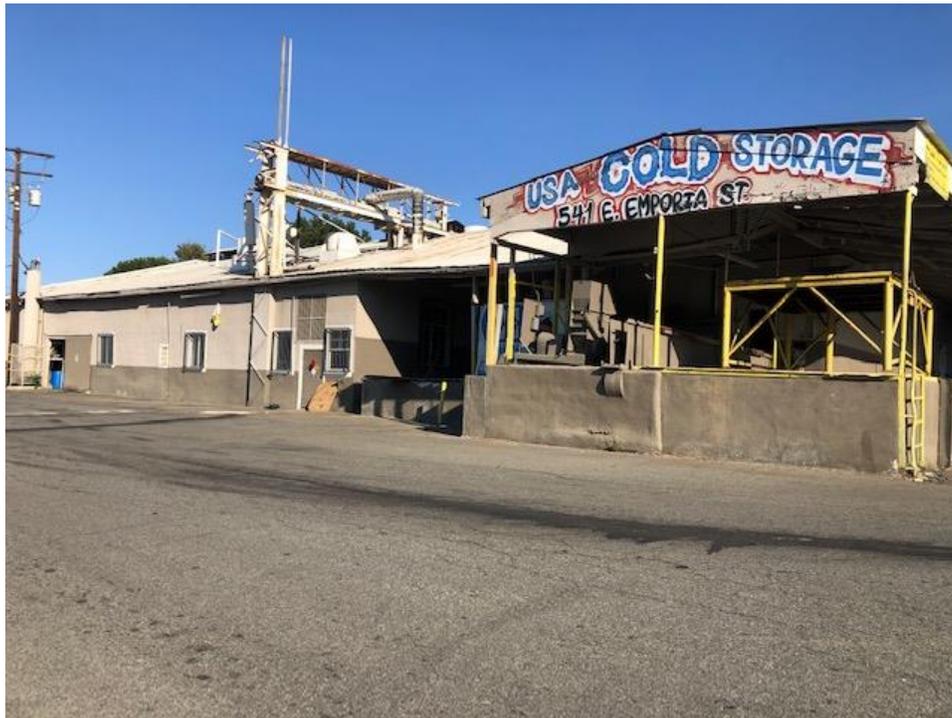
(Sketch Map with north arrow required.)





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

The building is a 1-story, rectangular industrial building which encompasses the entirety of its lot. It is clad in stucco with a medium-pitched, multi-gabled roof and tall parapet walls which run along the eastern and western façades (added post-1983). The concrete walkway along the eastern façade was extended post-1983 at the southwest corner to include an elevated concrete loading dock with gabled-roof cover supported by metal posts. The southern and eastern façades are visible from the public right-of-way with either sliding metal doors or large insulation doors and various window types and sizes, which have been altered/replaced at various dates along each façade. The northern and western façades are accessed through alleys with no fenestration on the northern façade and altered doors/windows on the western façade with security bars. The office is located at the northeast corner of the building and is accessed by a concrete walkway that runs the length of the façade. The building is in very poor condition.



Southern Façade, view northwest

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



Eastern Façade, view northwest



Eastern Façade, view southwest

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



Western Façade, view northeast



Northern Façade, view southwest

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

The interior of the building is divided into five spaces, with the northern four spaces used as cold storage and the southern space designated as a machinery room. The cold storage spaces have concrete floors (with corrugated sheet metal plates covering portions of flooring sporadically throughout), high-pitched ceilings with new wood trusses supported by wood posts, and insulated walls. Many of the doors have been updated with few wood doors remaining. The cold storage rooms are accessed along the eastern façade, and the machinery room is accessed along the southern façade. The machinery room holds the compressors and chillers, most of which are out of service, and the ice cutting machines.



Interior Cold Storage

P3a. Description: (Continued from Continuation Sheet page 7)



Interior Cold Storage



Interior Cold Storage

P3a. Description: (Continued from Continuation Sheet page 8)



Interior Cold Storage



Interior Machinery Room

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

Historic Context Statement

The following is derived from the 2015 *Interstate 10 Corridor Project Historical Resources Evaluation Report*:

The City of Ontario is the sister city to the City of Upland. During the mid- to late-1800s, several land development companies were formed to generate an economic and real estate boom in San Bernardino County. Ontario, a dry community, was founded in 1882 by George Chaffey, who formed the Ontario Land and Improvement Company with his brother and named it after their home province in Canada. A townsite was platted, with Euclid Avenue as the main thoroughfare. The townsite was 1 square mile bounded by the Southern Pacific Railroad tracks to the south, Campus Avenue to the east, Fourth Street to the north, and San Antonio Avenue to the west. Ontario annexed additional territory over the course of time. Water was provided by the Ontario Land and Improvement Company, but Chaffey retained the rights to use water to generate electricity. Ontario became the first town in the west with a hydroelectric plant with the construction of the San Antonio Light and Electric Power Company in 1891, and Ontario incorporated as a city that same year. In the late 1800s and early 1900s, Ontario's agriculture largely consisted of growing oranges and peaches in addition to olives, apples, grapes, and lemons. By the 1920s, Ontario produced a fourth of the country's orange crops. In the 1920s, Ontario's largest business was the Exchange Orange Products Company (now Sunkist Growers, Inc.), a subsidiary of the California Fruit Growers Exchange. It was moved to Ontario in 1926, where it processed the culls of Valencia oranges into juice and cattle feed. Patents for fruit driers and cooking canned fruits were awarded to Ontario citizens in the mid-1880s, resulting in a greater trade of fruit grown there. The Hotpoint Electric Heating Factory, two solar heating factories, a planning mill, a gas plant, a fertilizer plant, dairies, nurseries, and an irrigation supply factory were other industries located in Ontario in 1914; the thriving economy supported the real estate boom that occurred simultaneously.

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

Ownership History

Due to the closure of public buildings, assessor information was not available for the subject property. A history of ownership was compiled from newspaper articles, public records, and other repositories.

**541 E. EMPORIA STREET
 OWNERSHIP HISTORY**

Date	Owners
1922	W.W. Stevens
1983	Olive and Sally Warner

Based on newspaper articles, it is unclear if W.W. Stevens was the owner of the building or just the manager. Stevens was a resident of Ontario, who operated the Ontario Cold and Ice Storage building. No information was found in historic newspapers, census data, or City directories for Olive and Sally Warner. The current owner is Edmundo and Martha Sanchez.

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

EVALUATION

The original townsite was platted approximately 31 years before the property was developed and thus, the property is not associated with the city's original development. By the early 1920s, the citrus industry in Ontario produced a fourth of the country's output and was an already well-established agricultural success in San Bernardino County. The property was constructed in 1922 as an ice and cold storage warehouse with no specific association with the citrus-growing companies in the area. The business was not highly advertised and thus, the claim of it being the "principal ice and cold storage" in the city as claimed in the 1983 evaluation of the building is unsubstantiated. Ice and cold storage became prominent in the 1890s with hydroelectric power making the ice-making process much easier. The Union Ice Company was the largest and fastest growing ice and cold storage in San Bernardino County with its most notable warehouse in Mentone, California. In 1895, Los Angeles Cold Storage built its first 4-story commercial ice and cold storage building in downtown Los Angeles. By the early 1900s, ice and cold storage companies were completing door-to-door deliveries of ice, and in 1924, the *San Bernardino Sun* ran one of the first advertisements for an at-home refrigeration unit. Based on this information, the subject property was constructed as a commercial ice and cold storage space well after the period of significance for the ice and cold storage industry and is not associated with its early establishment. The building was not innovative and was not the first of its kind. Additionally, the subject property was not identified, and no information suggests a significant association with the citrus industry within the city besides being used by local growers. Therefore, 541 E. Emporia Street is not eligible under Criterion A/1.

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. Therefore, 541 E. Emporia Street is not eligible under Criterion B/2.

541 E. Emporia Street was constructed in 1922 as a vernacular industrial building. The building has been substantially altered since (1) its original construction including additions to the building in 1927, 1930, 1935, 1938, and 1945, and (2) a 1933 fire that gutted the majority of the original interior. Additional alterations include the removal of corrugated sheet metal siding with stucco wall cladding replacement, the replacement of multi-paned wood windows and alteration of window sizing, the infill of windows, the addition of an elevated loading dock on the southeast corner of the building, the addition of parapet walls on the eastern and western façades, the addition of extensive piping and machinery on exterior walls and roof, the removal of three cupola vents on roof (post-1983), the replacement of the original doors on the southern and eastern façades, and the addition of new wood trusses on the interior of the building. The building retains no original integrity of design, workmanship, or materials and is not an excellent or intact example of industrial buildings within the city. In comparison, the building to the east of the subject property was identified in the 2007 Citrus Industry Historic Context Statement as the Ontario Citrus Fruit Association packing houses. The neighboring building retains its multi-paned hopper windows, high-pitched gabled roof, and corrugated sheet metal wall cladding and thus, can convey its historical association as an early-20th-century industrial building. Due to the level of alteration, the subject property no longer conveys the same association and therefore, 541 E. Emporia Street is not eligible under Criterion C/3.

Criterion D/4 was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

City of Ontario Historic Landmarks

Similarly, the City of Ontario's Historic Landmark criteria are similar to the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. Therefore, 541 E. Emporia Street is ineligible for designation as a Historic Landmark for the same reasons outlined above pursuant to Criteria A, B, and C. However, in addition to automatically designating properties listed in the National Register and California Register as Historic Landmarks, the City also recognizes eight additional criteria for designation:

- a. It exemplifies or reflects special elements of the city's history;
- b. It is identified with persons or events significant in local, state, or national history;
- c. It is representative of the work of a notable builder, designer, architect, or artist;
- d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;

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

- e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
- f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
- g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the city; or
- h. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Criteria A, B, C, and F are reflected in the National Register and California Register criteria analysis above.

The subject residence located at 541 E. Emporia Street does embody distinguishing architectural characteristics of a style of architecture as it is a substantially altered vernacular industrial building. Therefore, the residence on the property is eligible for designation as a Historic Landmark pursuant to Criterion D.

The building located on the subject property is not a noteworthy example of the use of indigenous materials or craftsmanship as it does not encompass indigenous materials in its construction. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion E.

The subject property does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the city. No information found suggested the subject property is significant to the visual character of the area. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion G.

The building located on the subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen. The building is a substantially altered vernacular industrial building with a more intact example adjacent to the east. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion H.

Based on research and analysis, the building located at 541 E. Emporia Street does not appear to be individually eligible for listing in the National Register, the California Register, or for designation as a City Historic Landmark. Furthermore, the subject property is not located within a potential historic district as the surrounding area has been substantially infilled with commercial and industrial development from the mid-20th century to present-day. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

*B12. References: (Continued from Building, Structure, and Object Record page 2)

California Department of Transportation. April 2015. *Interstate 10 Corridor Project Historical Resources Evaluation Report*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA. Accessed June 20, 2018. Available at: <https://www.gosbcta.com/wp-content/uploads/2019/09/I-10-CP-HRER-April2015.pdf>

City of Ontario Planning Department. February 2007. "Historic Context for the City of Ontario's Citrus Industry." Prepared by: GPA Consultants, El Segundo, CA. Accessed October 2021. Available at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/citrus_industry.pdf

"Contract to Ontario Man." 4 July 1924. *The San Bernardino County Sun*, 6.

"Los Angeles Cold and Storage Company." Los Angeles Cold Storage Company. Accessed October 2021. Available at: <https://www.lacold.com/about-us/>

Landies, Mark. 24 July 2017. "A Cool History of Refrigeration in the Southland." *The Sun*. Accessed October 2021. Available at: <https://www.sbsun.com/2014/05/12/a-cool-history-of-refrigeration-in-the-southland/>

"Many Factories." 1 July 1923. *Los Angeles Times*, 106.

"Ontario Fire, Loss \$60,000." 19 July 1933. *The Pomona Progress Bulletin*, 8.

"Seeing Ontario." 22 March 1930. *The San Bernardino County Sun*, 14.

The San Bernardino County Sun, 14. 1 December 1938.