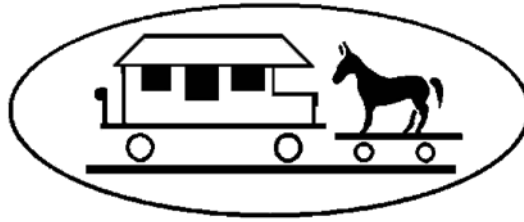


Historic Ontario



The "Model Colony"

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

AGENDA

December 14, 2017

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

MEETINGS WILL BE HELD AT 5:00 PM IN COMMUNITY CONFERENCE ROOMS 1 & 2 LOCATED AT 303 East "B" St.

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 October 12, 2017, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-034:** A request for a Certificate of Appropriateness to construct a 16-foot and ½-inch tall, 840 square foot detached garage for an existing single-family dwelling, an eligible historic resource, on a .21 acre lot located at 541 East D Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-393-17) **submitted by Jose Perez.**

1. CEQA Determination

No action necessary - Exempt: CEQA Guidelines Section 15331

2. File No.: PHP17-034 (Certificate of Appropriateness)

Motion to Approve/Deny

NEW BUSINESS:

DISCUSSION ITEMS:

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 January 11, 2018.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **December 11, 2017**, at least 72 hours prior to the meeting per Government Code Section 54956 at 303 East "B" Street, Ontario.

Maureen Duran

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

October 12, 2017

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, Chairman, at 5:37 p.m.

BOARD MEMBERS PRESENT

Jim Willoughby, Chairman
Richard Delman, Planning Commissioner
Robert Gregerok, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

There were no members of the public present

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the September 14, 2017 meeting of the Historic Preservation Subcommittee was made by Mr. Delman, seconded by Mr. Gregerok; and approved (2-0).

PUBLIC HEARING ITEMS

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013:** A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); submitted by Jason Smith. Planning Commission and City Council actions are required.
- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015:** A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-

243-20); **submitted by Eelische Taylor and Gregory Delfante. Planning Commission and City Council actions are required.**

- D. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016:** A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia. Planning Commission and City Council actions are required.**
- E. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019:** A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas. Planning Commission and City Council actions are required.**
- F. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022:** A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez. Planning Commission and City Council actions are required.**
- G. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023:** A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postovoit and Rosemary Salces. Planning Commission and City Council actions are required.**
- H. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032:** A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman. Planning Commission and City Council actions are required.**

Assistant Planner, Elly Antuna, stated that agenda items B through H would be presented as one report but shall be acted upon separately. Ms. Antuna presented the staff reports for File Nos. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, PHP17-023 and PHP17-032. Ms. Antuna shared with the Historic Preservation Subcommittee the schedule of improvements for each of proposed Mills Act contracts.

Motion recommending the Planning Commission recommend approval of **File No. PHP17-013** to the City Council was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-015** to the City Council was made by Mr. Delman; seconded by Mr. Gregerok and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-016** to the City Council was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-019** to the City Council was made by Mr. Delman; seconded by Mr. Gregerok and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-022** to the City Council was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-023** to the City Council was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (3-0).

Motion recommending the Planning Commission recommend approval of **File No. PHP17-032** to the City Council was made by Mr. Delman; seconded by Mr. Gregerok and approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. Ontario Heritage Events

The Annual Cemetery Tour will be held on October 14, 2017 at 10:15 a.m. at Bellevue Memorial Park.

2. Downtown Update

Staff is currently assessing land use and mobility within the greater downtown area and may make recommendations for creating districts, land use policy and mobility improvements.

There being no further business, the meeting was adjourned by Mr. Gregerok at 6:31 p.m.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

December 14, 2017

DECISION NO:

FILE NO: PHP17-034

DESCRIPTION: A request for a Certificate of Appropriateness to construct a 16-foot and ½-inch tall, 840 square foot detached garage for an existing approximately 18-foot tall single-family dwelling, an eligible historic resource, on a .21 acre lot located at 541 East D Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district. APN: 1048-393-17; **submitted by Jose Perez.**

PART I: BACKGROUND & ANALYSIS

JOSE PEREZ, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-034, 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 .21 acres of land located at 541 East D Street, and is depicted in *Exhibit A: Project Location Map*, attached. The single-family residence was constructed in 1901 in the early Craftsman bungalow architectural style and is depicted in *Exhibit B: Site Photographs*, attached. The project site is located within the proposed Parkside Historic District. A windshield assessment of the potential district identified a large collection of fine examples of Craftsman Bungalow style residences. The surrounding properties contain a mix of single and multi-family residences.

The 1,188 square foot, 18-foot tall, single-story residence is rectangular shaped in plan and sits on a rock foundation. The house has a side-gable roof and is covered in composition shingles. The gable ends feature triangular knee braces. The house is clad in lap wood siding. The primary façade has a shed dormer vent with 3 openings, and a partial front porch with a square support column and stone base. The house features two wood framed fixed windows with a diamond pattern on the upper pane and a single door entry. The remainder of the house has a combination of wood framed fixed and hung windows.

Exterior alterations include the installation of fascia board, hiding the previously exposed rafter tails and a decorative iron post on the front porch. Sanborn maps and historic aerials also indicate that 2 detached accessory structures were constructed at the rear of the lot that are no longer present. The front yard is heavily landscaped and features a mature

Pepper tree, hedges and turf. The parkway adjacent to the residence is landscaped with Camphor trees.

The Craftsman style, popular from 1895-1920s in the United States, developed as a contradiction to the Victorian era that preceded it. It was the first style that emphasized natural materials and functionality. The details were simple, contradicting the gingerbread of the Victorian home. Other common Character-defining features include exposed rafter tails, gable roofs, large porches, wood siding, exposed wood beams, and exposed attic vents. The Craftsman style flourished in Southern California, and the Craftsman variation of the bungalow is the dominant home style in Ontario's historic neighborhoods with several excellent examples.

(2) Project Description: The Applicant is requesting a Certificate of Appropriateness (File No. PHP17-034) to allow for the construction of a 16-foot and ½-inch tall, 840 square foot detached garage. The 24 foot by 35 foot detached garage will be located on the northern portion (rear) of the lot and will be accessed via an existing alley as depicted in *Exhibit C: Site Plan*. The detached garage will feature a regular pitch side gabled roof (5 over 12) covered in composition shingles and will be clad in horizontal lap siding as illustrated in *Exhibit D: Conceptual Elevations*. The 2 garage bays will face north to allow vehicle access from the alley.

(3) Project Analysis: Section 5.03.010 (Accessory Residential Structures) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for detached accessory residential structures in excess of 14 feet in height. The proposed garage is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed detached garage is constructed at the rear of the lot, resulting in the least impact to the historic resource. The detached garage will match the principal single-family residence with respect to architectural design and detailing, including the roof material and design, exterior color and finish materials and door design. The garage height and roof slope are also in keeping with the height and roof slope of the principal single-family residence.

PART II: RECITALS

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

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

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

and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

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

WHEREAS, on December 14, 2017, 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 approving body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

- (1) The Project is categorically exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and
- (2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- (3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

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

- (1) The new construction, in whole or in part,
 - a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The site is currently developed with a historic single-family residence constructed in the early Craftsman bungalow architectural style. The proposed detached garage will be constructed to the rear of the lot and will incorporate features from the Craftsman bungalow architectural style, such as a side facing gable roof covered in composition shingles, narrow horizontal siding and triangular knee braces in

the gable ends. Therefore, the new construction will not detrimentally change, destroy or adversely affect any significant architectural features of the resource; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed detached garage is setback no less than 52-feet from the existing historic resource and is accessed via an existing alley which is consistent with the site design of adjacent lots. The Craftsman architectural features and site configuration is appropriate in scale and massing for the infill construction, therefore is not altering the historic character of the historic resource; and

c. Will be compatible with the exterior Character-defining features of the historic resource. Through enhanced architectural elements in the Craftsman architectural style, such as the regular pitch side gabled roof and placement of the detached accessory structure on the site, the proposed project will be compatible with the exterior features of the historic resource; and

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

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

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APPROVED AND ADOPTED this 14th day of December, 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



2017



2009

Exhibit B: Site Photographs Continued



1980s Survey



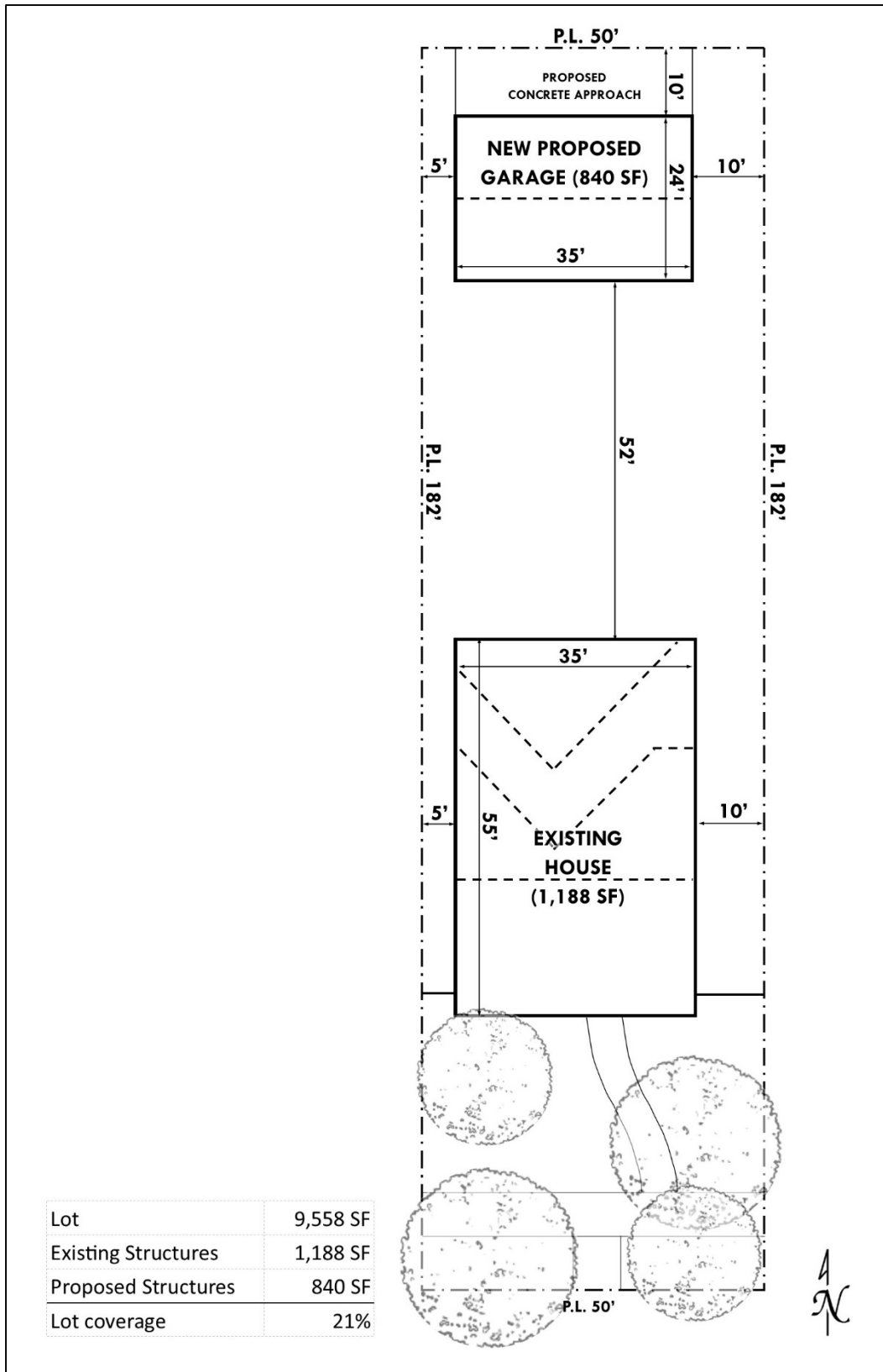
Proposed garage location (view looking north)

Exhibit B: Site Photographs Continued



Alley – Gate access on right

Exhibit C: Site Plan



Lot	9,558 SF
Existing Structures	1,188 SF
Proposed Structures	840 SF
Lot coverage	21%

Exhibit D: Conceptual Elevation

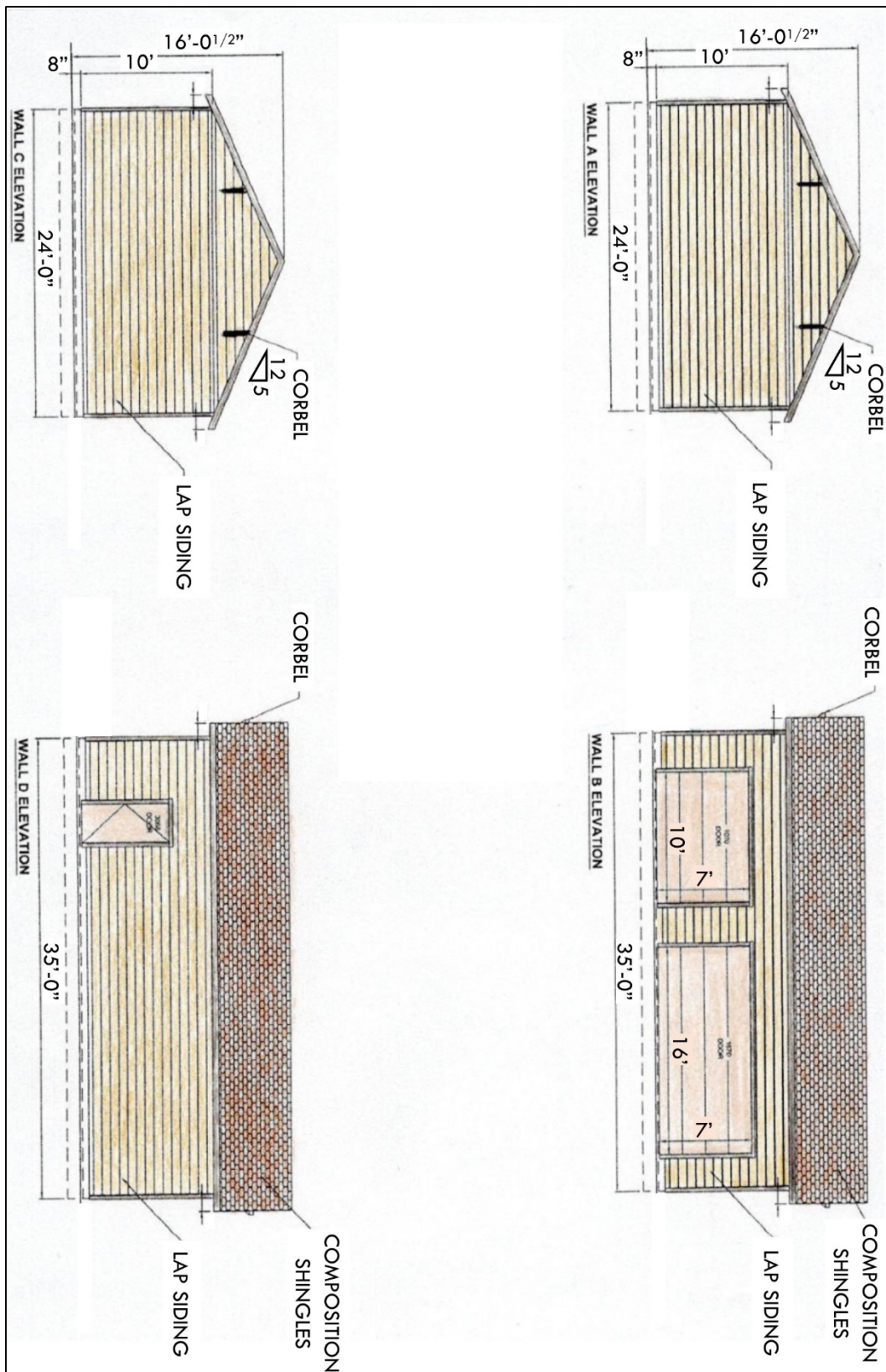


Exhibit E: Exterior Finishes



**Base –
Waves of
Grain**

**Trim –
Autumn
Gray**

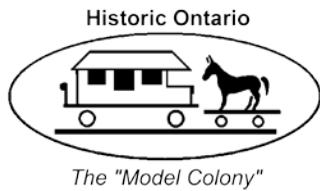
**Corbel –
Ground
Coffee**

**Doors –
Almond
Brittle**



Attachment "A"

FILE NO. PHP17-034
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: December 14, 2017

File No.: PHP17-034

Location: 541 East D Street
(APN: 1048-393-17)

Prepared By: Elly Antuna, Assistant Planner

Description: A request for a Certificate of Appropriateness, to construct a 16-foot and ½-inch tall, 840 square foot detached garage for an existing single-family dwelling, an eligible historic resource, on a .21 acre lot located at 541 East D Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district.

CONDITIONS OF APPROVAL

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

1. Time Limits.

1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Site Plan.

2.1. New construction shall maintain a 52' separation from existing single family residence.

2.2. New construction shall maintain a 5' interior setback from the western property line, a 10' interior setback from the eastern property line, and a 10' setback from the northern (rear/alley) property line.

3. Architectural Treatment.

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

3.2. All of the exterior siding on the buildings shall be 4"-7" horizontal lap siding to match the existing building.

3.3. Roof slope of proposed garage shall be 5 over 12. All roofing material shall be a 30-year composition architectural shingle to match roofing on existing building. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

3.4. Roof overhang shall be 16"-18".

Conditions of Approval

File No.: PHP17-034

December 14, 2017

Page 2

- 3.5. The gable ends of the proposed garage shall match the gable ends of the existing building. Two decorative triangular knee braces shall be added to each of the gable ends of the proposed garage to match the existing residence.
- 3.6. The style of the garage doors shall be authentic to the Craftsman Bungalow architectural style.
 - 3.6.1. Roll up garage doors shall feature a “3 lite” window pattern and shall contain decorative hardware.
 - 3.6.2. All garage doors shall have a minimum 6” recessed opening.
 - 3.6.3. Garage doors shall have wood trim to match residence.
- 3.7. The style of the man door shall be authentic to the Craftsman Bungalow architectural style.
 - 3.7.1. Man door shall be a “1/4 lite” door.
 - 3.7.2. Man door shall have a minimum 2” recessed opening.
 - 3.7.3. Man door shall have a wood trim to match residence.
- 3.8. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department. Submit paint palette to Planning for review and approval prior to issuance of building permit.
4. The applicant shall obtain a building permit prior to any demolition or construction.
5. Any deviation from the approved plans, stamped red-lined plans are the official set, shall require approval of the Planning Department and, if necessary, the Historic Preservation Subcommittee.
6. Conditions of Approval shall be reproduced onto the plans submitted for permits.
7. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.