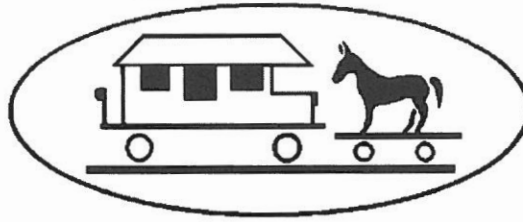


Historic Ontario



The "Model Colony"

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

AGENDA

December 15, 2016

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

**THIS MEETING WILL BE HELD AT 4:30 PM IN CONFERENCE ROOM 5
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 November 10, 2016, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP16-021: A Certificate of Appropriateness to construct a 380 square foot addition to an existing 676 square foot single family residence, an eligible historic resource, located at 547 East J Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-092-15); **submitted by Benjamin Ong.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File No. PHP16-021 (Certificate of Appropriateness)

Motion to Approve/Deny

DISCUSSION ITEMS:

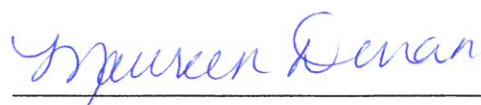
1. 607 W. D Street, Multi-family Residential Infill Project

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 12, 2017**.

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 14, 2016**, at least 24 hours prior to the meeting per Government Code Section 54956 at 303 East “B” Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

MINUTES

November 10, 2016

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Commissioner Delman, Subcommittee Chairman at
5:37 pm

BOARD MEMBERS PRESENT

Richard Delman, Chairman
Robert Gregerok, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Planning Commissioner

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 October 13, 2016 meeting of the Historic Preservation Subcommittee was made by Mr. Gregerok seconded by Mr. Delman; and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ELIGIBILITY LIST FOR FILE NO. PHP16-005:** A request to remove a single family residence, located at 1027 North Campus Avenue, from the Ontario Register. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-093-15). **Submitted by: Fabiola Talamantes.**

Assistant Planner, Elly Antuna, presented the staff report for File No. PHP16-005. Ms. Antuna recommended approval of the application based on the facts and reasons stated in the staff report.

Motion to approve **File No. PHP16-005** was made by Mr. Gregerok; seconded by Mr. Delman and approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. Claremont Modern Presentation

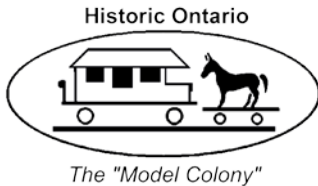
Ms. Antuna shared with the Historic Preservation Subcommittee a presentation about a workshop staff attended in September 2016 discussing Modernism in California.

There being no further business, the meeting was adjourned at 6:12 pm.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

December 15, 2016

DECISION NO:

FILE NO: PHP16-021

DESCRIPTION: A Certificate of Appropriateness to construct a 380 square foot addition to an existing 676 square foot single family residence, an eligible historic resource, located at 547 East J Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre). (APN: 1048-092-15); **submitted by Benjamin Ong.**

PART I: BACKGROUND & ANALYSIS

BENJAMIN ONG, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP16-021, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.16 acres of land located at 547 East J Street, and is depicted in *Exhibit A: Project Location Map*, attached. The project site is not within an existing or proposed historic district.

(2) Architectural Description: The one-story, single family residence was constructed in 1922 (est.) in the Craftsman Bungalow architectural style. The property has been identified as an eligible historic resource and is depicted in *Exhibit B: Site Photographs*, attached. This Craftsman bungalow is rectangular in plan and has front-facing double gable ends with a moderately pitched composition shingle roof. The primary gable end features a vertical wood slat covered vent and the second gable end, which covers the porch, has an open truss and is supported by two wood square posts. The porch is enclosed by a simple wood rail. The single wood framed entry door has a half plate glass on top and three panels below. There are two six-over-one wood sash hung windows that are asymmetrically placed on each side of the door. The walls are clad in horizontal wood siding and the building sits on a raised foundation. The 1984 architectural survey (*Exhibit B: Site Photographs*) indicates that the decorative lattice originally featured a triangular detail that attached the lattice to the patio soffit, this feature is no longer present.

The remaining elevations continue the elements featured on the primary façade including horizontal wood siding, six-over-one hung windows, a half plate glass door at the rear, and a matching rear gable end. A water heater enclosure covered in horizontal wood siding and composition shingles to match the residence is located at the rear of the building. In 2012, a permit was issued to construct a 12' x 12' solid patio cover attached

to the rear elevation. There is also a detached 2-car garage covered in horizontal wood siding. Sanborn maps indicate the detached garage structure has been present since at least 1928.

(3) Project Description: The Applicant is requesting a Certificate of Appropriateness (File No. PHP16-021) to allow for the construction of a 380 square foot addition at the rear of an existing 676 square foot residence, an increase in area of 56 percent. Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any addition exceeding 650 square feet in area or 50 percent of the existing original historic building area, whichever is less, to all historical resources.

The new construction will extend the original structure by 14'-4" at the rear and will maintain the structure width and is depicted in *Exhibit C: Site Plan*. The existing roof pitch, height and overhang will minimize visibility from J Street. The addition will accommodate an extended kitchen, laundry area, powder room, a master bathroom with walk-in closet, and is depicted in *Exhibit D: Floor Plan*. The exterior siding material will be a narrow horizontal wood siding to match the original structure, and is depicted in *Exhibit E: Conceptual Elevations*. The existing rear patio cover will be demolished to accommodate the new construction. The existing windows and doors on the rear elevation will be reused on the new construction wherever possible. Where new windows are proposed on the addition, they shall match the style, size and material of the existing six-over-one hung wood windows.

(4) Evaluation: The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government to help protect cultural resources by promoting responsible preservation practices. They are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. Rehabilitation, like Preservation, acknowledges a building's change over time. The goal of Rehabilitation is to respectfully add to or alter a building in order to meet new use requirements. Staff uses the Standards for Rehabilitation when evaluating the appropriateness of proposed additions and alterations to historic resources.

The proposed addition is consistent with the Secretary of the Interior's Standards for the Rehabilitation. The new addition is constructed along one elevation at the rear elevation, resulting in the least possible loss of historic materials. The addition will be constructed of materials compatible with the existing historic structure and all existing character-defining features will be preserved. Additionally, a condition has been added for the restoration of the triangular detail on the decorative lattice that was visible on the 1984 architectural survey.

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 15, 2016, the Historic Preservation Subcommittee of the City of Ontario conducted a special 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 (Class 31 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 proposed addition will be constructed at the rear of the residence to minimize visual impacts. Additionally, the proposed horizontal wood siding, custom window and other architectural details on the new construction will match those of the main building resulting in a seamless addition, and therefore will not adversely change or 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 roof pitch, exterior finishes and windows are all consistent with the Craftsman Bungalow architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

c. Will be compatible with the exterior character-defining features of the historic resource. Through appropriate placement, scale, windows and exterior finishes compatible with the Craftsman Bungalow architectural styles, the proposed new construction will be compatible with the exterior character-defining 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.

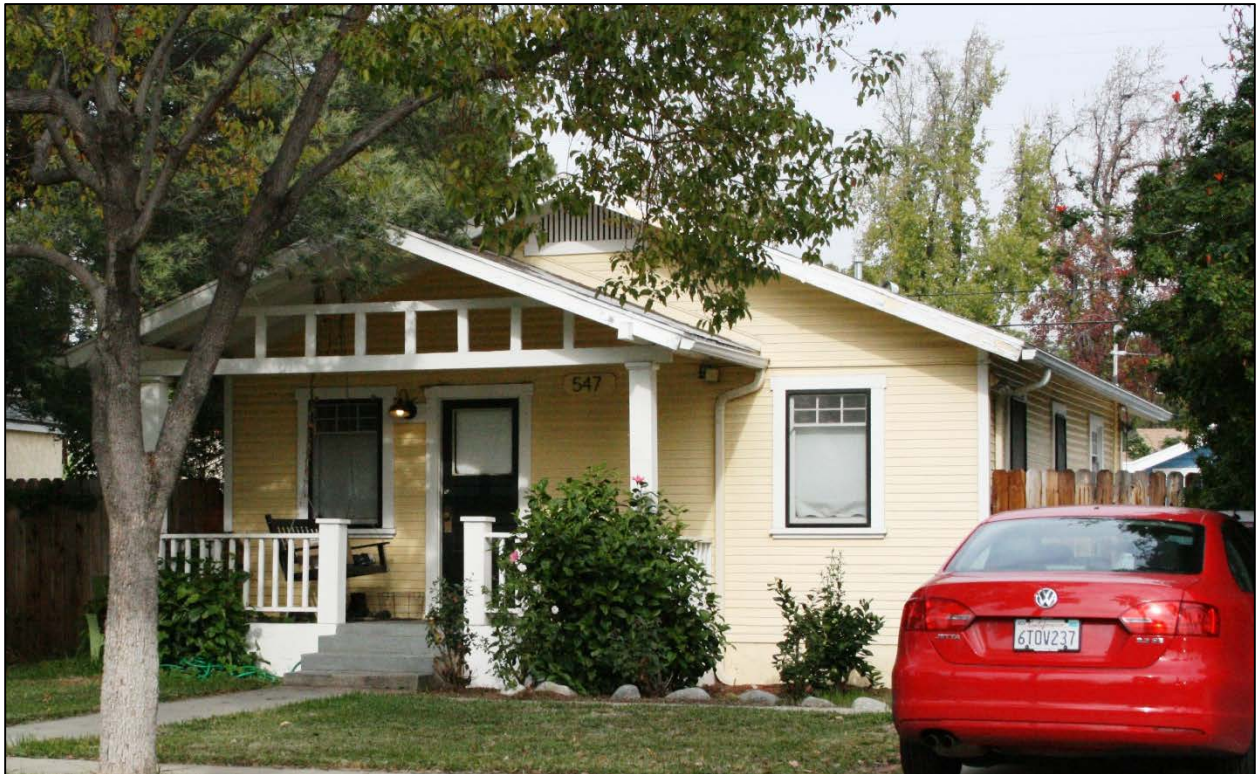
APPROVED AND ADOPTED this 15th day of December 2016.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



2016 Photograph



1984 Photograph

Exhibit B Cont'd: Site Photographs



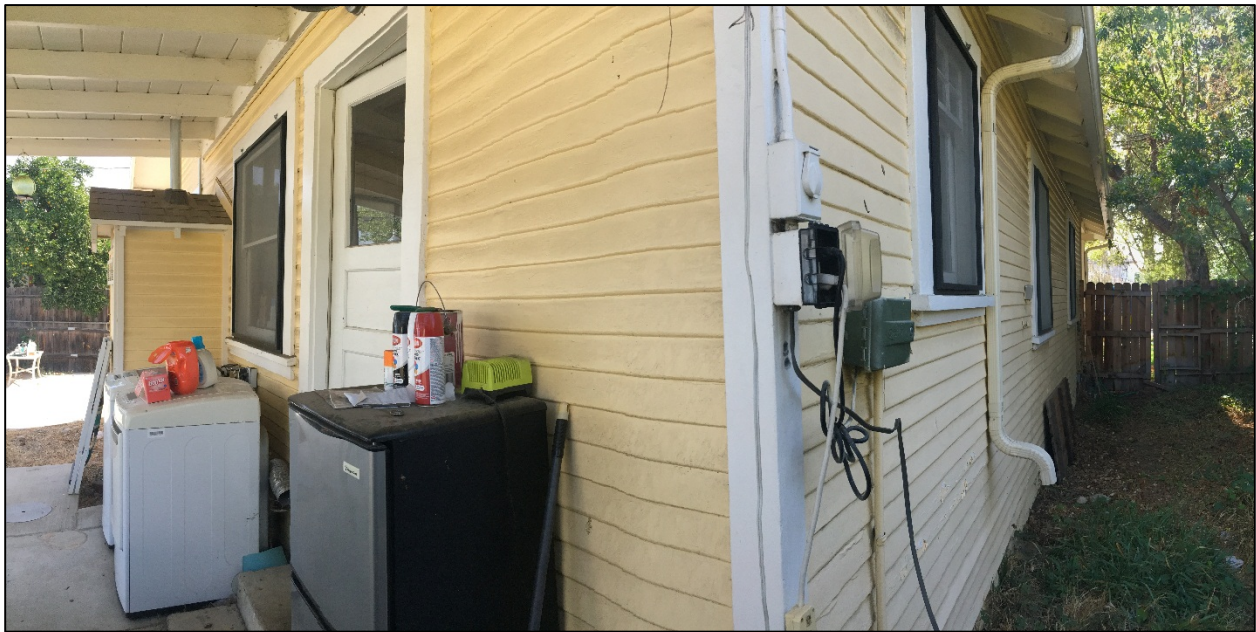
View looking north



View looking northeast



View looking southwest



View looking southeast

Exhibit C: Site Plan

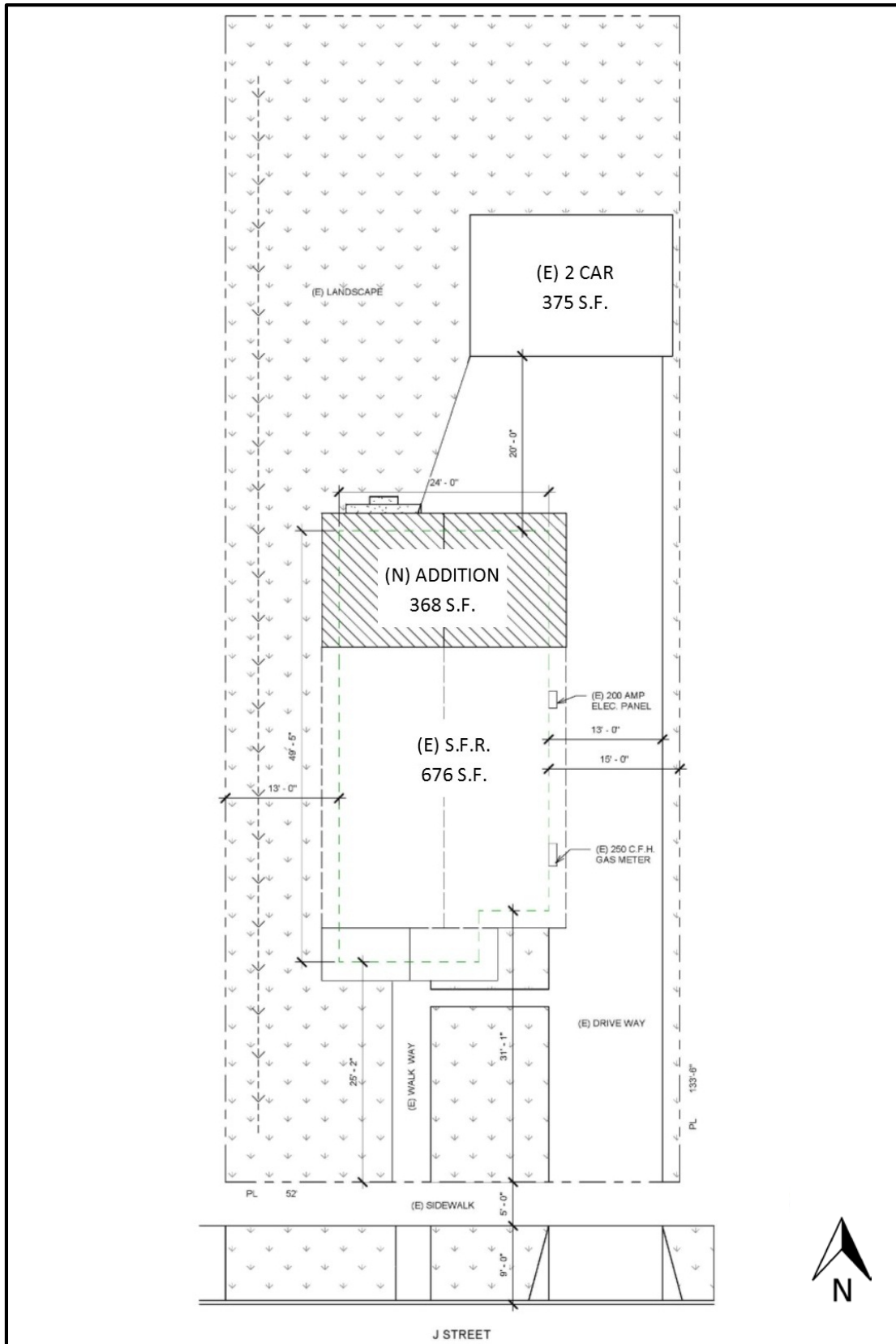
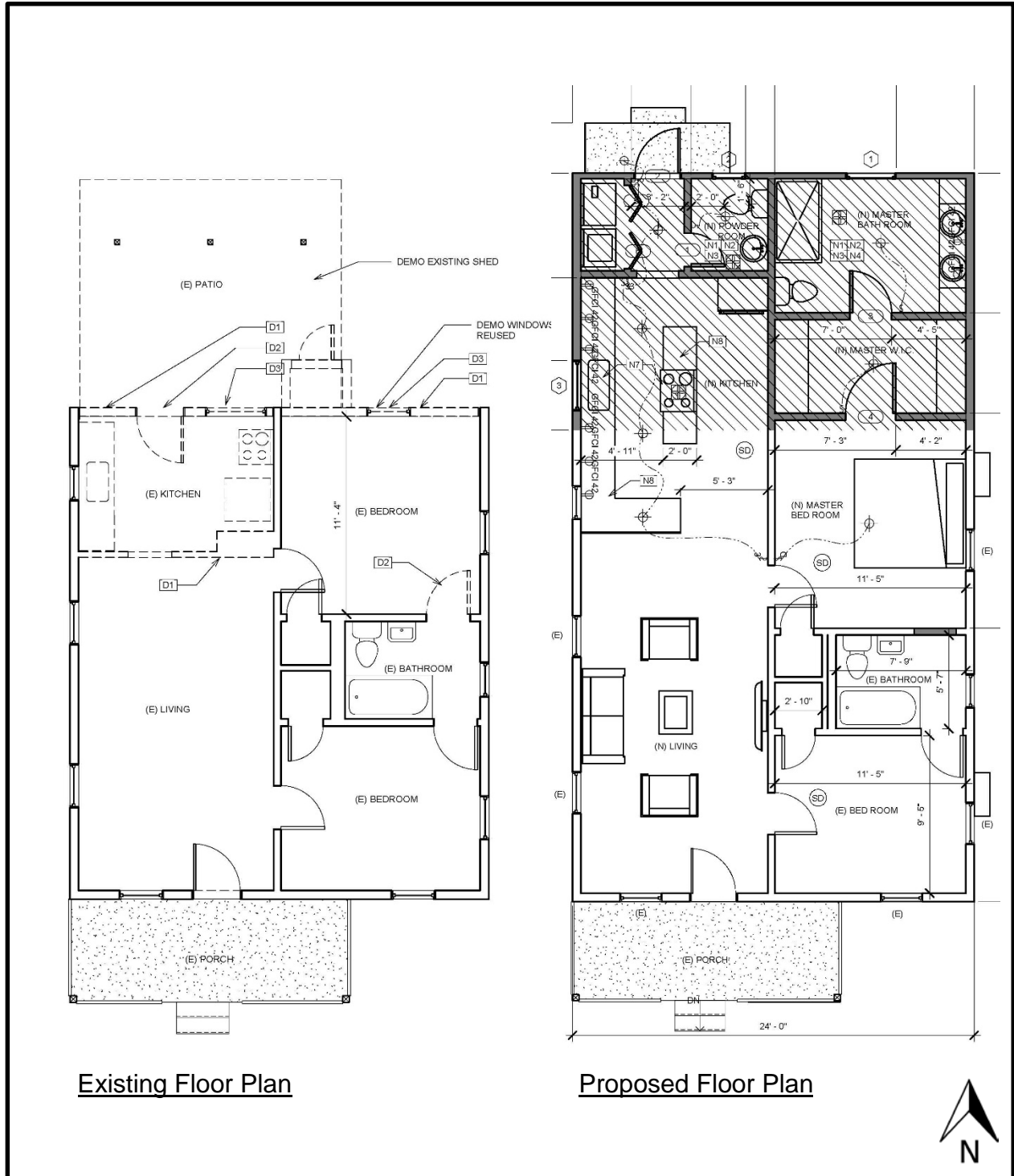


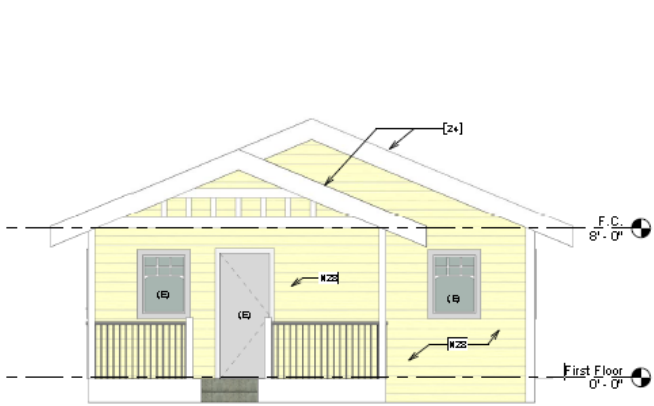
Exhibit D: Floor Plan



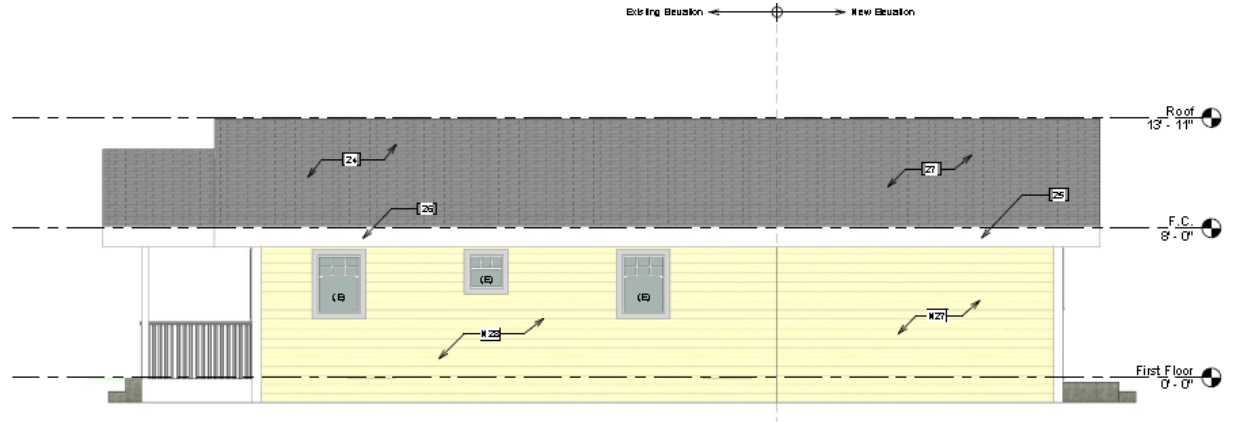
Existing Floor Plan

Proposed Floor Plan

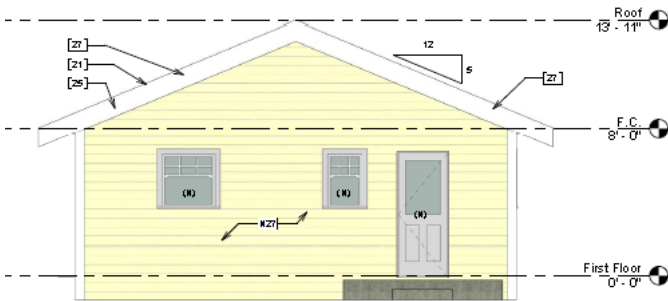
Exhibit E: Conceptual Elevations



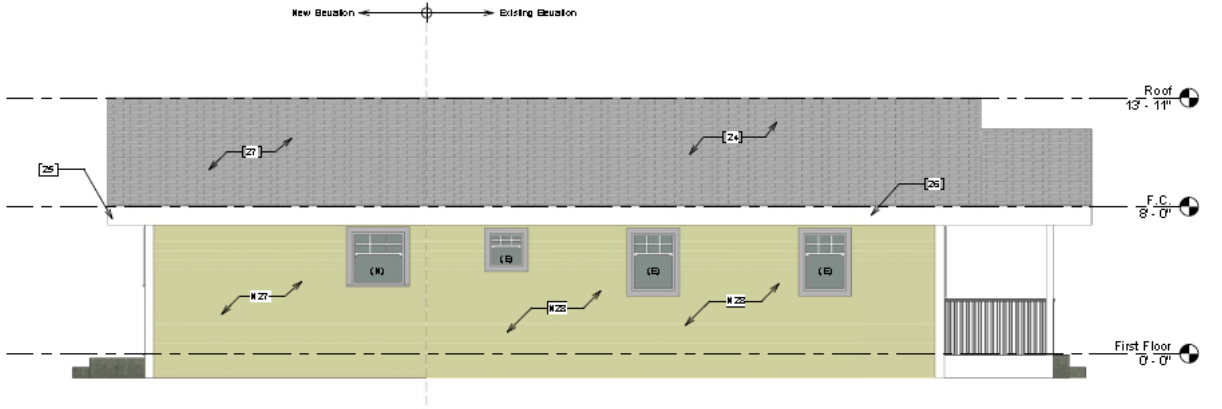
South Elevation



East Elevation

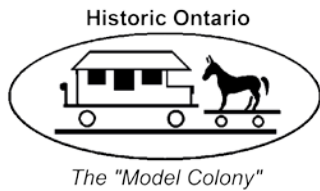


North Elevation



West Elevation

Attachment "A"
FILE NO. PHP16-021
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	December 15, 2016
File No.:	PHP16-021
Location:	547 East J Street (APN: 1048-092-15)
Prepared By:	Elly Antuna, Assistant Planner
Description:	A request for a Certificate of Appropriateness, File No. PHP16-021, to construct a 380 square foot addition to an existing 676 square foot single family residence, an eligible historic resource, located at 547 East J 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 20' separation from detached garage.

2.2. Water heaters shall be placed at one of the following locations:

- a) At the rear of the residence or the rear of the detached garage within an enclosure that is designed to fully integrate with the architectural style. The enclosure shall be a cabinet covered in wood siding and have a shed roof covered in roofing materials to match the residence; or
- b) Within the main residence; or
- c) Within the detached garage.

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. New Construction.

Conditions of Approval

File No.: PHP16-021

December 15, 2016

Page 2

- 3.2.1. All of the exterior siding on the buildings shall be a narrow wood siding to match the original building.
 - 3.2.2. Roof slope of new construction shall match the existing building. All roofing material shall be a composition architectural shingle to match existing. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
 - 3.2.3. The gable end of the new construction shall match the gable end of the original. A decorative vertical wood slat vent and fascia board shall be added to the gable end of the new construction to match existing.
 - 3.2.4. Eave overhang and exposed rafter tails shall match existing.
 - 3.2.5. The style (i.e. grid pattern, frame thickness, opening direction, etc.) and fenestration of the new windows shall match the original building. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
 - 3.2.5.1. Windows shall be six-over-one hung style, constructed of wood and shall be true divided light.
 - 3.2.5.2. All windows and exterior doors shall have a recessed opening to match existing.
 - 3.2.5.3. Window and exterior doors shall have wood trim to match existing.
 - 3.2.6. The finished floor on the new construction shall match existing.
- 3.3. Restoration
- 3.3.1. The decorative lattice work at the open gable end covering the front patio shall be restored to its original condition.
4. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department.
 5. The applicant shall obtain a building permit prior to any demolition or construction.
 6. Any deviation from the approved plans, stamped red-lined plans are the official set, shall require approval of the Planning Department and, if necessary, the Historic Preservation Subcommittee.
 7. Conditions of Approval shall be reproduced onto the plans submitted for permits.
 8. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.