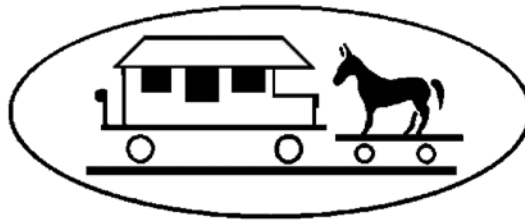


Historic Ontario



The "Model Colony"

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

**AGENDA**

**June 8, 2017**

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

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

**PUBLIC COMMENTS**

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

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

**AGENDA ITEMS**

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

## CONSENT CALENDAR ITEMS

### A. MINUTES APPROVAL

Special Historic Preservation Subcommittee Minutes of May 9, 2017, approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

### B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-003:

A request for a Certificate of Appropriateness to construct a 3,535 square foot, two-story, single-family residence on 0.37 acres of land, located at 1521 North Euclid Avenue, within the Euclid Avenue Historic District, and the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) and EA (Euclid Avenue) Overlay zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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: 1047-251-01); submitted by Anthony Lionel Mejia. **Planning Commission action is required.**

#### 1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15303

#### 2. File No. PHP17-003 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

### C. REQUEST FOR REMOVAL FROM ONTARIO REGISTER FOR FILE NO.

PHP17-009: A request to remove 3 single-family residences, located at 543, 546 and 627 West Maitland Street, from the Ontario Register. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1049-573-07, 1049-324-15, and 1049-571-08); **City initiated.**

#### 1. CEQA Determination

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

#### 2. File No. PHP17-009 (Request for Removal)

Motion to Approve/Deny

D. **REQUEST FOR A TIER DETERMINATION FOR THE PROPOSED GUASTI VILLAGE HISTORIC DISTRICT FOR FILE NO. PHP17-010**: A request for a Tier I Determination for the Proposed Guasti Village Historic District. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0210-192-11 and 0210-551-02); **City initiated.**

1. **CEQA Determination**

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

2. **File No. PHP17-010** (Request for Tier Determination)

Motion to Approve/Deny

**DISCUSSION ITEMS:**

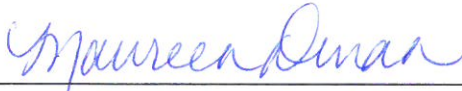
1. Update-Euclid Avenue Recycled Water Improvements

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 July 13, 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 **June 5, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

  
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**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee**

**Special Meeting**

**Minutes**

**May 9, 2017**

**SPECIAL MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Richard Delman, Chairman, at 5:30 PM

**BOARD MEMBERS PRESENT**

Richard Delman, Chairman  
Jim Willoughby, Planning Commissioner

**BOARD MEMBERS ABSENT**

Robert Gregerok, Planning Commissioner

**STAFF MEMBERS PRESENT**

Diane, Ayala, Senior Planner  
Elly Antuna, Assistant Planner

**PUBLIC COMMENTS**

No members from the public were in attendance.

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the April 13, 2017 meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby seconded by Mr. Delman; and approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-008:** A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/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). (APN: 1047-343-06); **submitted by Gloria Nelson. Planning Commission action is required.**

Assistant Planner, Elly Antuna, presented the project for File No. PHP17-008. Ms. Antuna stated that the Thomas T. Parker House was designated as Local Landmark No. 78 in 2004 at the request of the Applicants. In 2005, the Applicants applied for and entered into a Mills Act Contract with the City. In 2016, there were three outstanding items on the Contract including exterior paint, window replacement, and driveway replacement. The Applicants submitted invoices in 2016 showing that the paint and window replacement had been completed. Upon review, it was discovered that the window replacement did not receive Planning Department approval. The exterior paint was completed in 2015, prior to the adoption of the current Development Code which requires Planning Department review of exterior paint on historic resources.

Ms. Antuna stated that several alternatives were considered to bring the project into compliance with the Development Code and the Mills Act Contract. Ms. Antuna stated that all of the windows could be replaced with appropriate windows, but this would result in a substantial cost to the Applicant who were not agreeable to this alternative. Another option would be to install a plant-on grille to replicate the original grille pattern, but discussions with a window contractor found that this would not be best practice as the plant-on grille would likely not withstand well to the elements. Ms. Antuna stated that the applicant is now proposing to replace four slider windows with hung windows but will not replicate the original grille pattern on any of the windows.

Ms. Antuna stated that window replacements can be reviewed and approved at an administrative level when the original windows have deteriorated beyond repair and the replacement windows are the same type, style and design as the original. The project as proposed does not meet those parameters so a Certificate of Appropriateness is required for this project. Ms. Antuna stated that while this is an alteration to the historic resource, it does not alter the resource to a level that renders it ineligible for historic designation and that staff is recommending approval of the application.

Gloria Nelson, applicant, stated that in 2005 they were asked to replace the windows but that no one ever came to review the window installation.

Richard Delman, Commissioner, asked if the window contractor obtained a permit.

Sherman Nelson, applicant, stated that the window contractor did not get a permit.

Diane Ayala, Senior Planner, stated that a window change out does not require a building permit, but still requires Planning Department review and approval.

Jim Willoughby, Commissioner, asked the applicant how long they have owned the property.

Mrs. Nelson stated 22 years.

Mr. Willoughby asked staff if the Mills Act Contract has in print the requirements for project review.

Ms. Ayala stated that the Mills Act Contract references the Development Code for project review requirements.

Mr. Willoughby asked staff if the City required the window replacement as part of the Mills Act Contract.

Ms. Ayala stated that did not sound typical for the City to require window replacement on a historic resource. The City does not specify the type of improvements to be completed as part of a contract. The applicant proposes the improvements and staff reviews for compliance with preservation, restoration, or rehabilitation as codified in CA Tax law.

Mr. Willoughby agreed.

Mr. Delman asked if the Mills Act Contract listed window replacement as a work item.

Ms. Ayala stated that it was listed as a work item.

Mr. Willoughby asked the Applicant if the window contractor is assuming responsibility.

Mrs. Nelson stated that she did not think to ask the window contractor to go to the City to get approval for the project. Mrs. Nelson stated that the contractor is not assuming responsibility.

Mr. Delman stated that he would expect the contractor to know.

Mr. Nelson stated that for another project he had hired a contractor for a roof replacement and had purchased all of the roof materials prior to obtaining a permit. Mr. Nelson stated that when the contractor went to the City to obtain a building permit, the contractor was notified that the new roof had to be at least a 40 year shingle the but they had already purchased 30 year shingles. Mr. Nelson stated they had to return all of the material they had purchased and get the 40 year shingle to get their building permit.

Mr. Willoughby asked if it is the original window contractor that installed the replacements that said a plant-on grille would not be possible.

Ms. Antuna stated that the window replacement was done by 2 different contractors, one of those original contractors was the contractor that stated a plant-on grille would not stand up well to the elements.

Mr. Delman closed the public hearing.

Mr. Willoughby stated that this alternative seems to be the best under the circumstances.

Mr. Delman stated that restoration and repair of original windows is always preferred.

Mr. Willoughby stated that the City is proud of their historic properties and districts and wants to keep them intact for future generations to enjoy.

Ms. Ayala asked the Applicants if they understood that all exterior alterations require Planning Department review and approval.

The Applicants stated that they understood.

Motion recommending approval of **File No. PHP17-008** subject to conditions to the Planning Commission was made by Mr. Willoughby; seconded by Mr. Delman and approved unanimously by those present (2-0).

### **DISCUSSION ITEMS**

1. Historic Preservation Subcommittee Chairman appointment

Jim Willoughby is now the Historic Preservation Subcommittee Chairman

There being no further business, the meeting was adjourned at 6:05 PM.

Respectfully submitted,



Elly Antuna  
Assistant Planner



# Historic Preservation Subcommittee

June 8, 2017

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**DECISION NO:**

**FILE NO.**                    PHP17-003

**DESCRIPTION:** A request for a Certificate of Appropriateness, File No. PHP17-003, to construct a two-story, single-family residence on 0.37 acres of land within the Euclid Avenue Historic District, located at 1521 North Euclid Avenue, within the RE-4 (Residential Estate – 2.1 to 4.0 DUs/Acre) and EA (Euclid Avenue) Overlay zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). (APN: 1047-251-02). **Submitted by Anthony Lionel Mejia.**

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**PART I: BACKGROUND & ANALYSIS**

ANTHONY LIONEL MEJIA, (herein after referred to as “Applicant”) has filed an application requesting a Certificate of Appropriateness approval, File No. PHP17-003, 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 one parcel, approximately 92 feet wide and 172 feet deep, totaling 0.37 acres of land. The property is located at 1521 North Euclid Avenue on the west side of North Euclid Avenue, between Caroline Court and Sixth Street, within the Euclid Avenue Historic District. The property is depicted in *Exhibit A: Aerial Photograph*, attached. The property was designated by the City Council on June 4, 2013 as a Non-Contributor to the Euclid Avenue Historic District.

The project site and surrounding properties were previously developed with orchards until approximately 1938. The immediately surrounding area was developed with single-family residences between 1931 and 1990. The project site has been vacant since at least 1946 (*Exhibit B: Site Photographs*). The properties adjacent to the site consist of both Contributors and Non-Contributors to the Euclid Avenue Historic District (*Exhibit C: Surrounding Properties*). Of the 11 properties on this section of Euclid Avenue, between Sixth Street and Interstate 10, 4 properties have been designated as Contributors, the remaining 7 properties are either vacant, have been constructed outside of the period of significance of the Historic District, or do not front Euclid Avenue and have been designated as Non-Contributors.



Existing land uses, General Plan and zoning designations, on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Vacant	Low Density Residential	RE-4 (Residential Estate) and EA (Euclid Avenue Overlay)
<i>North</i>	Single-Family Residential	Low Density Residential	RE-4 (Residential Estate) and EA (Euclid Avenue Overlay)
<i>South</i>	Single-Family Residential	Low Density Residential	RE-4 (Residential Estate) and EA (Euclid Avenue Overlay)
<i>East</i>	Single-Family Residential	Low Density Residential	LDR-5 (Low Density Residential) and EA (Euclid Avenue Overlay)
<i>West</i>	Single-Family Residential	Low Density Residential	RE-4 (Residential Estate) and EA (Euclid Avenue Overlay)

The Euclid Avenue Historic District is defined by various periods of growth and development that occurred from 1888 through 1965. Character-defining features of the District include a 60 foot wide center landscape median in Euclid Avenue, mature street trees including the Silk Oak and Camphor, scored sidewalks, rock curbs, King Standard lampposts, and residences in a variety of architectural styles from multiple periods of development. The Euclid Avenue Historic District features some of Ontario's best examples of the Victorian, Craftsman, Mediterranean Revival and Spanish Colonial architectural styles. Buildings in the Historic District feature large setbacks, typically 30 to 40 feet, with some residential front yard setbacks close to 60 feet.

**(2) Project Description:** The Applicant is requesting a Certificate of Appropriateness, File No. PHP17-003, to allow for construction of a two-story, single-family home within the Euclid Avenue Historic District.

The proposed two-story, single-family home is approximately 3,585 square feet with an attached 4-car garage that is 1,280 square feet (*Exhibit D: Site Plan*). The home will have 4 bedrooms, 4.5 bathrooms, an office and a loft area (*Exhibit E: Floor Plan*). A covered patio attached to the rear of the residence, surrounds a central courtyard and attaches the 4-car garage to the residence. The garage is located at the northwest corner of the property and will be accessed through an alley on the west side of the property.

The proposed single-family home is in the Mediterranean Revival style of architecture (*Exhibit F: Elevations*). Traditional Mediterranean Revival elements include red tile hipped roofs, stucco or plaster walls, arched windows with wrought iron grilles, towers, and casement or single-hung windows. The home will feature a cross-hipped roof covered in red tile with exposed rafter tails, smooth stucco siding, and arched, hung and casement wood windows. A focal point of the residence is an impressive, centrally located, two-story tower that intersects the building's wings to accommodate the main entry with an

arched doorway. The tower features 3 deeply recessed, arched, true-divided light windows on the second story and a hipped roof covered in red tiles. The home will also feature decorative columns supporting covered patios and ornamental wrought iron detailing including Juliet balconies, iron grillwork covered windows and iron exterior light fixtures.

The 1,280 garage will be constructed to compliment the residence and will embody Mediterranean Revival features such as a regular pitched hipped roof covered in red tiles, smooth stucco siding and recessed wood framed windows.

**(3) Evaluation:** 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 infill development within a historic district. Pursuant to the Development Code, any new buildings within a historic district shall be designed to be compatible with the architectural styles, features, and historic character of the district and the contributing buildings within a historic district. The proposed single-family home will be constructed in the Mediterranean Revival architectural style, a style that is prevalent in areas throughout the District.

The setback of the home will be no less than 42 feet from the front property line and will align with the residence to the north and be situated behind the residence to the south, making the project consistent with the residential setbacks throughout the District. While the homes directly adjacent to the property are single story, the second-story of the home will be setback an additional 10 feet (52 feet total from front property line) reducing the visual impact of the second-story from the street. The garage is placed at the northwest corner of the lot and is accessed through a rear alley, keeping the site design consistent with surrounding properties on the block, preserving the historic rock curb along Euclid Avenue. The design and site configuration of the home is appropriate in scale and massing for the infill construction, and is compatible with the historic character of the Euclid Avenue Historic District.

## **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

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, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on June 8, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

### **PART III: THE DECISION**

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

SECTION 1: As the recommending 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 15303 (Class 3—New Construction or Conversion of Small Structures) 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. Through appropriate site design, the new construction will keep the scored sidewalks, rock curbs, and large residential setback intact. Therefore, the proposed construction of the single-family home will not adversely affect any of the significant features of the Euclid Avenue Historic District; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed single-family home is setback no less than 42 feet from the sidewalk and will align with the residence to the north and be situated behind the building to the south. The garage is placed at the rear of the lot and is accessed through a rear alley which is consistent with the site design of adjacent lots located on the block. The wide design and site configuration is appropriate in scale and massing for the infill construction, and therefore is not altering the historic character of the Euclid Avenue Historic District; and

c. Will be compatible with the exterior character-defining features of the historic resource. Through enhanced architectural elements in the Mediterranean Revival architectural style, and placement of the building and accessory structures on the site, the proposed project will be compatible with the exterior features of the Euclid Avenue Historic District; and

d. Will not adversely affect or detract from the character of the historic district. Through enhanced architectural elements in the Mediterranean Revival architectural styles, and placement of the building and accessory structures on the site, the proposed project does not detract from the character of the Euclid Avenue Historic District.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission 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 8th day of June 2017.

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Historic Preservation Subcommittee

**Exhibit A: Project Location Map**





***Exhibit B: Site Photographs***



***View from Euclid Avenue***



***View from alley***



***Exhibit C: Surrounding Properties***



***Adjacent property to the north (Contributor)***



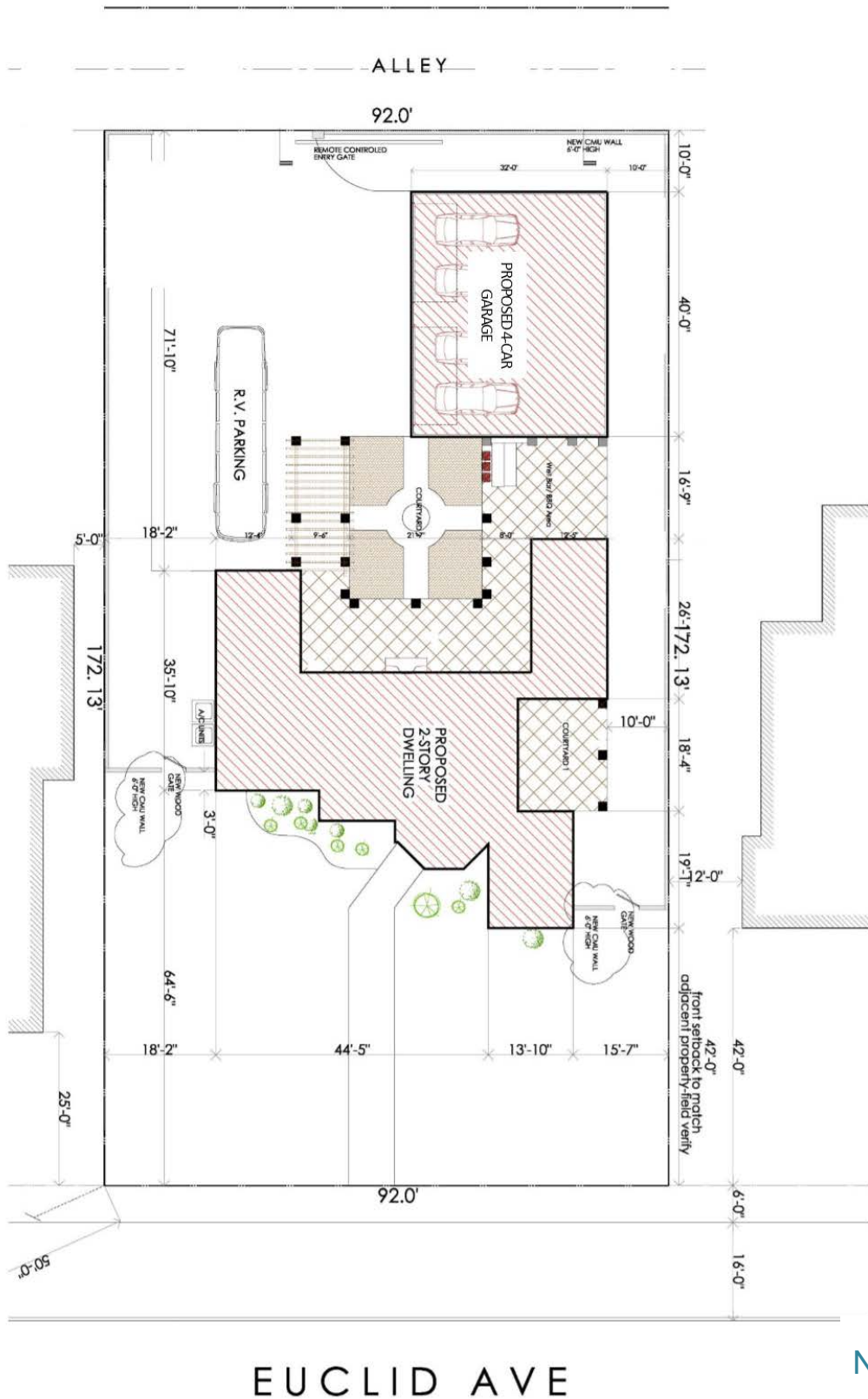
***Property to the south (Non-Contributor)***



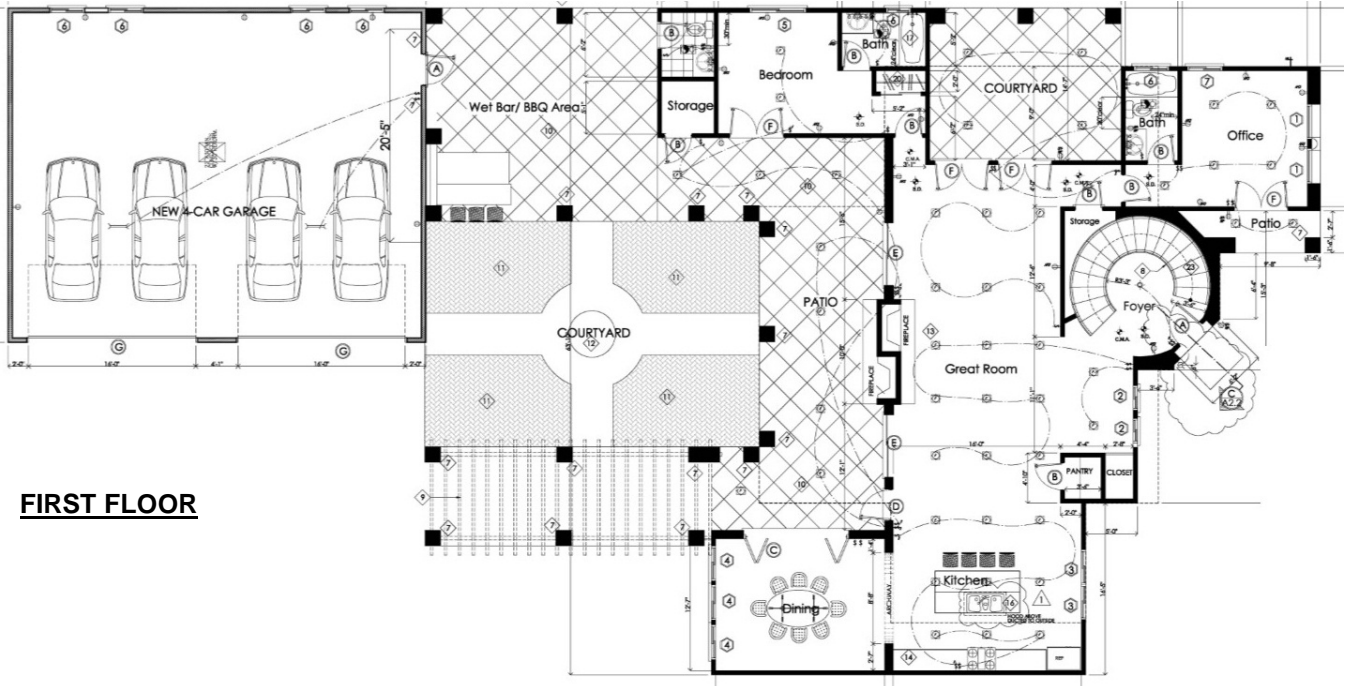
***Properties to the east (Non-Contributor and Contributor)***



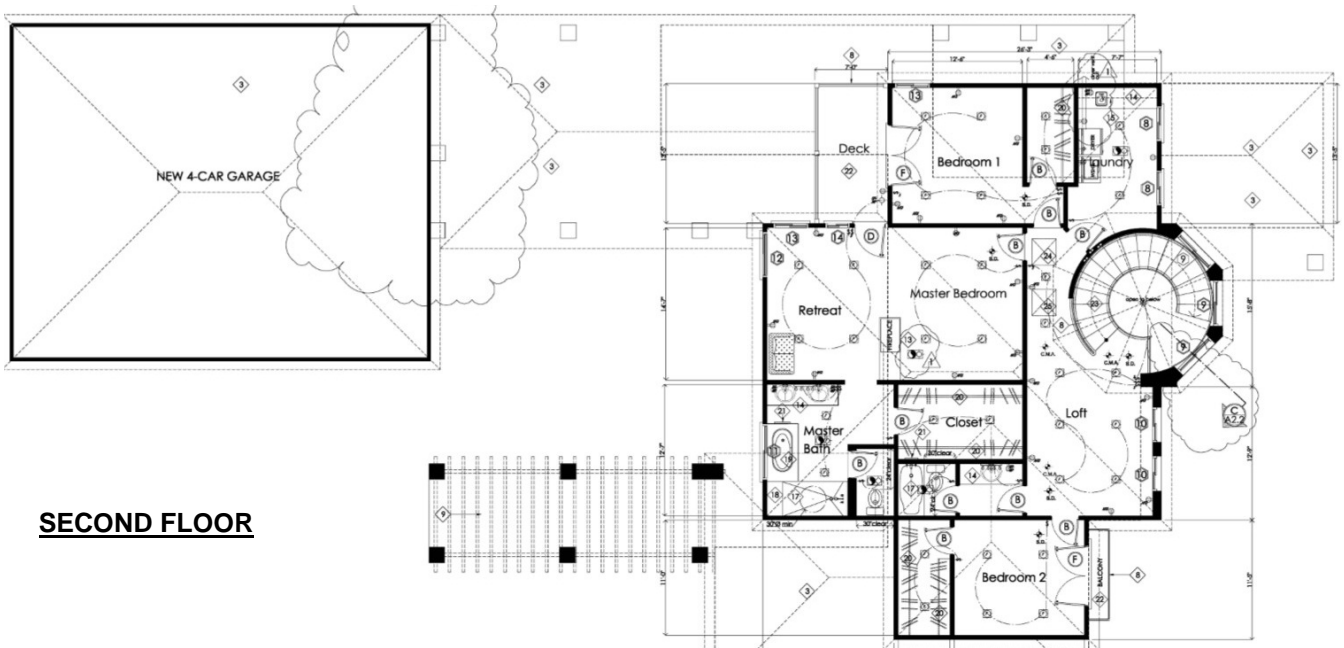
**Exhibit D: Site Plan**



**Exhibit F: Floor Plan**



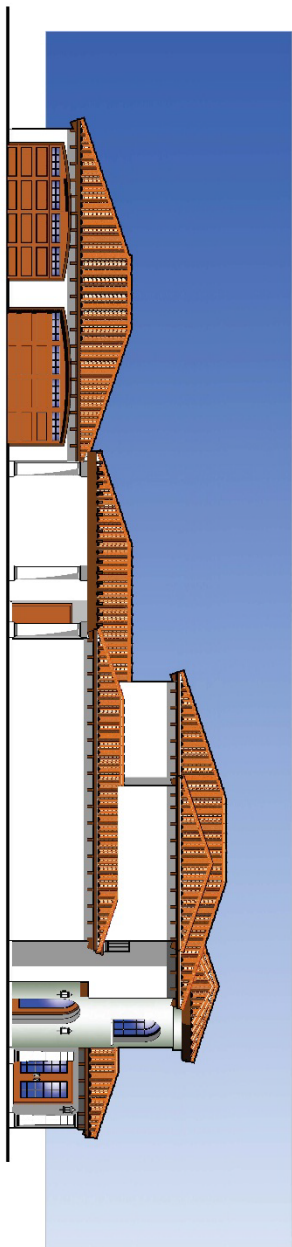
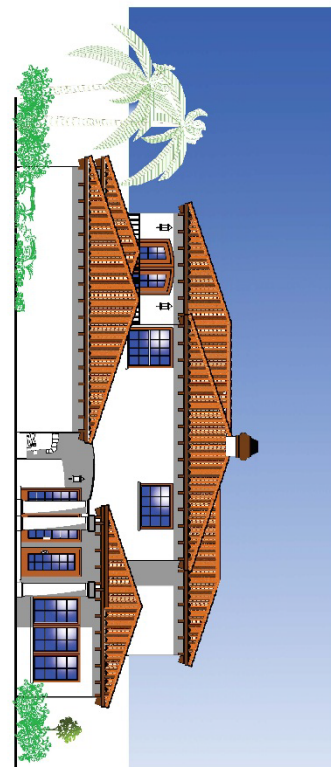
**FIRST FLOOR**



**SECOND FLOOR**



**Exhibit F: Elevations**



Attachment "A"

FILE NO. PHP17-003  
CONDITIONS OF APPROVAL



# CERTIFICATE OF APPROPRIATENESS

## CONDITIONS OF APPROVAL

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<b>Date:</b>	June 8, 2017
<b>File No.:</b>	PHP17-003
<b>Location:</b>	1521 North Euclid Avenue (APN: 1047-251-02)
<b>Prepared By:</b>	Elly Antuna, Assistant Planner
<b>Description:</b>	A request for a Certificate of Appropriateness, File No. PHP17-003, to construct a two-story, single-family residences on 0.37 acres of land within the Euclid Avenue Historic District, located at 1521 North Euclid Avenue, within the RE-4 (Residential Estate – 2.1 to 4.0 DUs/Acre) and EA (Euclid Avenue) Overlay zoning districts.

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### 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. The house shall be setback no less than 42' from the front property line.
- 2.2. Water heaters shall be placed at one of the following locations:
  - 2.2.1. 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 smooth stucco and have a shed roof covered in roofing materials to match the residence; or
  - 2.2.2. Within the main residence; or
  - 2.2.3. Within the detached garage.

3. Landscaping.

- 3.1. The project shall incorporate a unique landscape design that complements the architectural style such as palm trees, Mediterranean plants such as citrus, Cypress, olive and agaves.
- 3.2. Landscape and irrigation plans shall be submitted to the Building Department in conjunction with construction plans. These plans shall be approved by the

Landscape Planning Division of the Planning Department prior to issuance of building permits.

4. Walls/Fences.

4.1. A 6-foot high block wall covered in stucco, with a decorative cap shall be constructed at the following location(s):

4.1.1. Along all interior side and rear property lines, and connecting between dwellings with appropriate gates for rear yard access. Gates shall adequately screen mechanical equipment located within interior side yard setback. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

4.1.2. Gates for rear yard access shall be constructed a minimum of 3' behind the residence front facing wall.

4.2. Interior fences shall have a logical end such as a connection to a gate or a decorative plaster.

5. Architectural Treatment.

5.1. The style of the garage doors shall be consistent with the architectural style of the buildings and may have decorative treatments such as decorative hardware and windows. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

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

5.3. All materials, finishes, and colors of the Project shall be consistent with the Mediterranean Revival architectural style.

5.4. All roof slopes shall be low pitched (4:12). All roofing material shall be a red-clay tile barrel, tapered, or S-curve on garage and house. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.5. The residence and detached garage shall have a maximum of 14" eaves.

5.6. The style (i.e. grid pattern, frame thickness, opening direction, etc.) and fenestration of the windows shall be consistent with the Mediterranean Revival architectural style. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.6.1. A minimum of 2 windows shall be added to the south elevation.

5.6.2. Windows shall be casement, fixed or hung and shall be true divided light.

5.6.3. All windows shall have a 2"- 4" recessed opening.

5.6.4. Windows shall have a wood trim surround.



**Conditions of Approval**

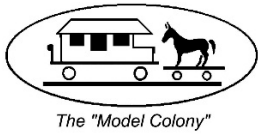
**File No.: PHP17-003**

**June 8, 2017**

**Page 3**

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- 5.6.5. Windows shall have a minimum 3" wood sill.
- 5.6.6. Windows shall be made of wood, aluminum cladding, fiberglass or a dark colored vinyl (if available with true divided light).
- 5.7. All doors, and garage doors shall have a 6" recessed opening and shall be architecturally appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
- 5.8. Residence shall feature a two-story tower entry covered in smooth stucco to match the building, with 3 arched windows and an arched entryway.
- 5.9. Entry door shall be architecturally appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
- 5.10. All of the exterior siding on the buildings shall have a smooth stucco finish.
- 5.11. Garage shall be attached to main residence via a shared roof and maintain a minimum of 6' breezeway.
6. The applicant shall obtain a building permit prior to any demolition or construction.
7. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
8. Conditions of Approval shall be reproduced onto the plans submitted for permits.
9. 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.



# Historic Preservation Subcommittee

June 8, 2017

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## DECISION NO.:

FILE NO.: PHP17-009

**DESCRIPTION:** A request to remove 3 single-family residences, located at 543, 546 and 627 West Maitland Street, from the Ontario Register. (APN: 1049-573-07, 1049-324-15, and 1049-571-08); **City initiated.**

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## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request to remove certain properties from the Ontario Register of Historic Resources, File No. PHP17-009, 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 3 properties located on the 500 and 600 blocks of West Maitland Street, and is depicted in *Exhibit A: Aerial Photograph*, attached.

**(2) Background:** The project site is not located within a designated or proposed historic district. Additionally, a windshield survey of the neighborhood does not indicate the potential for a potential designated local historic district. The surrounding neighborhood consists of single and multi-family residences built in the Early Post-War Tract (1940s) and Craftsman Bungalow (1920s) architectural styles, many of which have been significantly altered over the years.

Eight residences on this section of West Maitland Street were deemed "Eligible" for historic designation and were listed on the Ontario Register of Historic Resources. Since 2002, 5 of the original 8 residences have been evaluated for historic significance. The 5 residences have been determined ineligible for designation and have been removed from the Ontario Register of Historic Resources, the most recent removals occurring in 2006. The remaining 3 "Eligible" properties are now being evaluated with this Application. Approval of this Application will result in no remaining Historic Resources on this section of West Maitland Street.

The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. As a Certified Local Government, the City is required



to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

### **(3) Property Descriptions**

**(a) 543 West Maitland Street (APN: 1049-573-07):** The one-story, single-family residence was constructed in 1928, according to building permit history. The residence was built in the Craftsman Bungalow style of architecture and is depicted in *Exhibit B: 543 West Maitland Street*. The City Directories indicate that Irwin Berry was the earliest occupant of the home. The residence features a low pitched front-gabled roof covered in composition shingles, a small front stoop with a gabled entry cover and a detached 2-car garage at the rear of the property.

The residence was originally 618 square feet and square in plan. The 1983 architectural survey documents that the residence originally featured exposed rafter tails, was clad in horizontal wood siding and featured exposed attic vents on the gable ends. Additionally, the survey documented numerous wood-framed, hung windows with wood trim, including 3 on the primary façade. Exterior alterations include the construction of a 470 square foot addition at the rear of the residence in 2014, the removal of the horizontal wood siding and replacement with stucco, and the covering of the exposed rafter tails. Additionally, the wood-framed windows have been removed and replaced with vinyl slider windows and 2 of the wood windows on the primary façade have been replaced with one large vinyl window. A low block wall covered in stucco with a decorative cap has been constructed along the front property line and the Hollywood style driveway has been filled in and widened. The residence has been drastically altered and no longer possesses enough of the architectural integrity to be considered an excellent example of the Craftsman Bungalow architectural style.

**(b) 546 West Maitland Street (APN: 1049-324-15):** The one-story, single-family residence was constructed in 1931 according to a City Directory search. The residence was built in the Craftsman Bungalow style of architecture and is depicted in *Exhibit C: 546 West Maitland Street*. City Directories indicate that Frank W. Sacky, and his wife Rosie, were the earliest occupants of the home. The residence features a regular pitched front-gabled roof covered in composition shingles, a decorative attic vent on the gable end, exposed rafters, and is clad in narrow horizontal wood siding. The entry is covered by a secondary gable with exposed rafters over a concrete porch and is supported by 4 decorative iron posts and is enclosed by a low simple iron railing. The windows are vinyl framed sliders with wood trim. There is also a detached 2-car garage covered in horizontal wood siding at the rear of the property. The front yard is enclosed by a chain link fence.

The residence was originally 900 square feet and rectangular in plan. A 1980s architectural survey was not completed for this residence but building permit history documents numerous alterations. Several permits have been issued for this property

including permits to construct a 704 square foot wood frame chicken house in 1943, a 208 square foot addition with interior alterations in 1947, and a 128 square foot patio cover in 1964. Permits were issued in 1986 to rebuild fire damaged portions of the garage and storage rooms at the rear of the lot. Permits were issued in 1993 to reroof the residence and install new windows on the house. Additionally, the iron support columns and railing on the front porch are not typical construction for the period or architectural style. Due to the numerous alterations and removal of the character-defining features of the home, the residence no longer possesses enough of the architectural integrity to be considered an excellent example of the Craftsman Bungalow architectural style.

**(c) 627 West Maitland Street (APN: 1049-571-08):** The one-story, single-family residence was constructed in 1924 (est.) in the Craftsman Bungalow architectural style. The 730 square foot residence is setback approximately 70 feet from the front property line, is square in plan, features a regular pitched, side-gabled roof covered in composition shingles and is clad in narrow horizontal wood siding. The entry is covered with a front facing gable with an exposed attic vent on the gable end. The front facing gable is supported by 2 square columns and a low patio wall with decorative diamond shaped cutouts along the length of the patio. The residence features numerous wood-framed, hung windows. The front yard features trees and shrubs that partially conceal the home, and a mature jacaranda tree.

Two additions are visible at the rear of the residence. The first is a shed roof addition at the rear of the home that adds approximately 375 square feet to the home. A second, smaller addition is located at the southwest corner of the home and is visible from the street. Historic aerials indicate these additions occurred sometime during the 1950s. The large setback of the residence is not typical of the neighborhood and limits visibility of the residence from public view. An additional opening to accommodate a cooling unit is present on the west side of the residence. The construction of the shed roof additions and additional opening on the west side of the home have significantly altered the residence and it no longer possesses enough of the architectural integrity to be considered an excellent example of the Craftsman Bungalow architectural style.

**(4) Evaluation:** As a result of the alterations and removal of character defining features, the residences no longer possess enough of the architectural integrity to be considered individual historic resources. The residences are not associated with a historic event, business or person that have significantly contributed to the history of the City, State or Nation. Due to the lack of historic fabric remaining in the neighborhood, there also does not appear to be potential for the resources to be contributors in a potential historic district. Furthermore, based on the research, the properties do not appear to meet the criteria as contained in the City's 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, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

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

WHEREAS, on June 8, 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 decision-making body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

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

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

(1) The alterations and removal of character defining features of the resources have resulted in adverse impacts and no longer represent the Craftsman Bungalow architectural style, rendering the resources no longer eligible for landmark designation pursuant to the designation criteria as contained in Section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

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

of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

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APPROVED AND ADOPTED this 8th day of June, 2017.

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Historic Preservation Subcommittee

**Exhibit A: Aerial Photograph**





***Exhibit B: 543 West Maitland Street***



**2017**



**1983**

***Exhibit B: 543 West Maitland Street Cont'd***



**2017**



**2017**



***Exhibit C: 546 West Maitland Street***



**2017**



**2017**



***Exhibit C: 627 West Maitland Street***



**2017**



**1983**



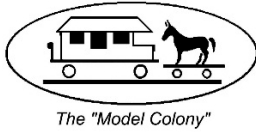
***Exhibit C: 627 West Maitland Street Cont'd***



**2017**



**2017**



# Historic Preservation Subcommittee

June 8, 2017

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**DECISION NO:**

**FILE NO:** PHP17-010

**DESCRIPTION:** A City initiated request for a Tier Determination for the Proposed Guasti Village Historic District (APNs: 0210-192-11 and 0210-551-02).

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## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for Tier Determinations of the Proposed Guasti Village Historic District, File No. 17-010, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The proposed historic district is comprised of 17 historic resources located within The Ontario Plan "TOP" Ontario Airport Metro Center Growth Area. The Proposed Guasti Village Historic District is comprised of 2 parcels for a total of 43 acres of land. Parcel 0210-192-11 (40 acres of land) contains 16 historic buildings that contribute to the proposed historic district and is generally located south of Old Brookside Drive, north of Guasti Road, Archibald Avenue to the west and Turner Avenue to the east. Parcel 0210-551-02 (3 acres of land), located at 250 S. Turner Avenue, contains one historic resource and contributor to the historic district which is the San Secundo D'Asti Church.

**(2) Project Background:** According to the Environmental Impact Report prepared for TOP, implementation of the Land Use Plan has the potential to threaten historic resources, especially those that are located within the Growth Areas. There are several TOP policies and regulations in the Ontario Development Code which support and encourage preservation of historic resources. The Ontario Development Code contains significance criteria and procedures for the designation of historic resources, such as Historic Landmarks, Historic Districts, Architectural Conservation Areas, and Automatic Designations. However, not all properties on the City's list of historic resources have been evaluated for significance. To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the significance of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic

resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are required prior to approval with landmark designations, development plans, and/or specific plans. In an effort to identify significant historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

**(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 criterion within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determine eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record was completed for the Proposed Guasti Village Historic District and is attached to this report in Exhibit A: Tier Determination

## **PART II: RECITALS**

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

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

WHEREAS, 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on June 8, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

**PART III: THE DECISION**

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

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

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

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

(1) The Proposed Guasti Village Historic District meets the Tier I criteria 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.

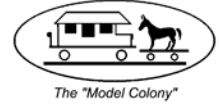
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APPROVED AND ADOPTED this 8th day of June 2017.

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Historic Preservation Subcommittee  
Chairman

***Exhibit A: Tier Determination Form***



# HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

## TIER DETERMINATION

**Date:** June 6, 2017

**Location:** Guasti Village

**Historic Name:** Guasti Village  
(Proposed Historic District)

**APN:** 0210-192-11  
and  
0210-551-02

**Description:**

**Decision Date:** 6/8/2017

**File No.:** PHP17-010

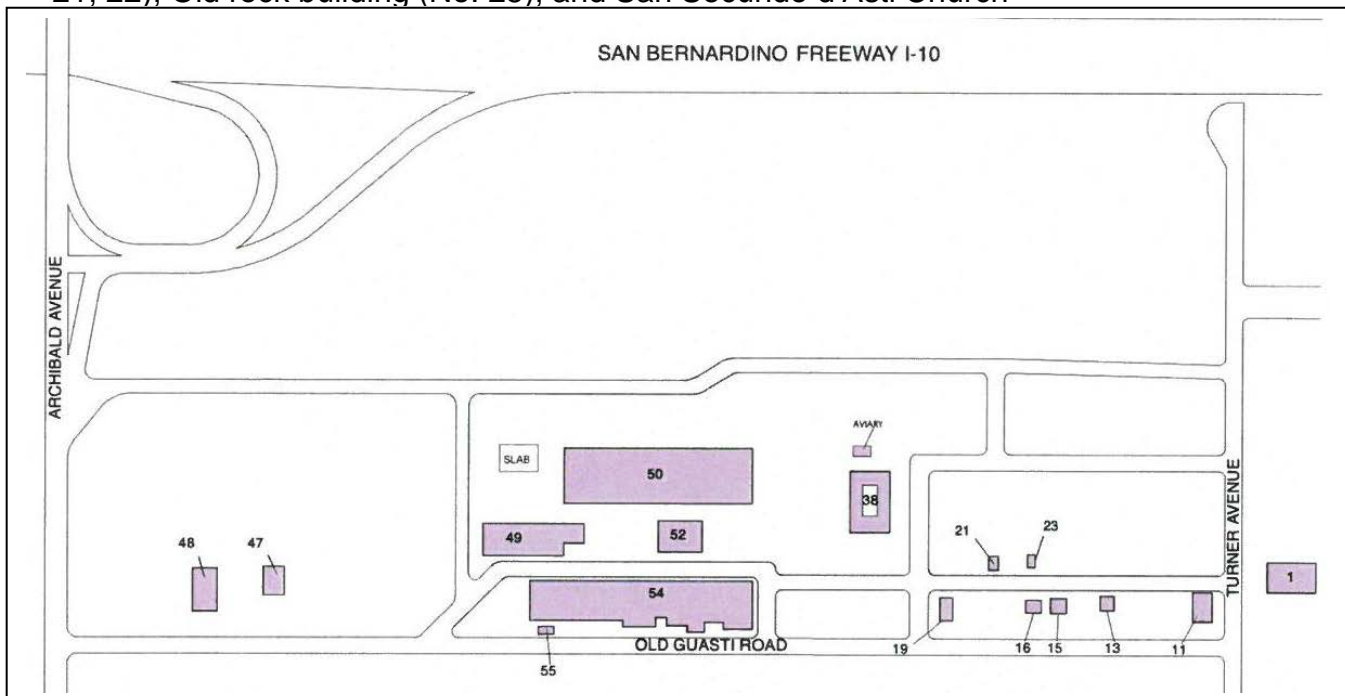
**Decision Making Body:** HPSC

**Tier Determination:** I

**Current Historic Status:** Proposed Historic District

The Proposed Guasti Village Historic District is comprised of 2 parcels for a total of 43 acres of land. Parcel 0210-192-11 (40 acres of land) contains 16 historic buildings that contribute to the proposed historic district and is generally located south of Old Brookside Drive, north of Guasti Road, Archibald Avenue to the west and Turner Avenue to the east. Parcel 0210-551-02 (3 acres of land), located at 250 S. Turner Avenue, contains one historic resource and contributor to the historic district which is the San Secundo D’Asti Church.

The historic buildings and features which convey the historical significance associated with the Guasti Community and contribute to the Proposed Guasti Village Historic District are: Guasti Mansion (No. 38), Firehouse (No. 19), Powerhouse (No. 55), Wine Tasting Room (No. 49), Large stone warehouse (north) (No. 50), Small stone warehouse (burned-shell only) (No. 52), Large stone warehouse (south) (No. 54), Cooperage Foreman’s House (No. 47), Residence (No. 48), Guasti Market (No. 11), Worker’s Cottages (Nos. 17, 18, 20, 21, 22), Old rock building (No. 25), and San Secundo d’Asti Church





**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 Guasti Village has remains intact by preserving elements that demonstrate and reveal the historic authenticity of the site. These elements include individual key buildings, placement of the buildings, and relationship to one another, dirt roads and rock curbs, site circulation pattern, indigenous fieldstone material, and mature landscape features. Other features that contribute to the district are the wishing well and bird aviary near the mansion and Pepper Tree Lane. The remnants of the historic Guasti community still represent one of the finest examples of a winery community in Southern California. It is unique to Southern California in terms of age, integrity, size, and its representation of the historical growth and development of the wine-making industry.



The winery community of Guasti is recognized as both unique and worthy of preservation and would qualify for listing on the National Register of Historic Places as individual listings, as a historic district, and/or as a historic site finding that the historic resources met at least one Criterion for listing, retained its historic context, and retained its historic integrity.

**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: The historic winery community of Guasti Village has been well documented through the 1980s Citywide Survey, the GPSP, and the EIR analysis. The first use of the site is associated with the construction of the Southern Pacific Railroad in 1875 that linked San Gabriel to San Bernardino crossing the project site area. In 1887, a railroad depot and post office were constructed. Shortly thereafter, a hotel, store, livery stable, telegraph, and several residential units were constructed. This site became known as the town of "Zucker" after Fred Zucker, the first stationmaster and first postmaster for the town.

In 1900, Secondo Guasti purchased the entire 1,500 acre town site, with the exception of the train depot, plus the surrounding lands bringing his total holdings to 6,000 acres for the purpose of viticulture. By 1904, construction began on the several of the winery related stone buildings and other buildings such as the school, church, store, bakery, firehouse, workshops, company store, and the family and bachelor residential units. Together these buildings comprised a "company town" which supported the growing of grapes and manufacturing of wine products. By 1910, the town of Zucker was renamed

Guasti. Guasti became not only a self-sufficient community, it also achieved recognition as the “world’s largest vineyards” of its time.