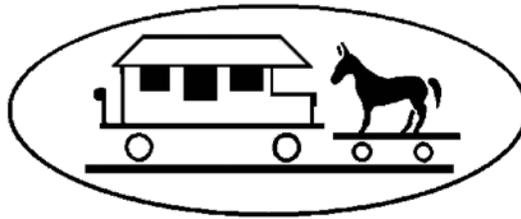


Historic Ontario



The "Model Colony"

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

**SPECIAL MEETING**

**AGENDA**

**March 21, 2019**

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

**MEETING WILL BE HELD AT 4:30 PM IN COMMUNITY CONFERENCE ROOMS  
1 & 2 LOCATED AT 303 East "B" Street**

**PUBLIC COMMENTS**

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

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

**AGENDA ITEMS**

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

## **CONSENT CALENDAR ITEMS**

### **A. MINUTES APPROVAL**

Historic Preservation Subcommittee Minutes of January 10, 2019, approved as written.

Motion to Approve/Deny

## **PUBLIC HEARING ITEMS**

- B. A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP19-001:** A request for a Tier Determination of a single family residence (Eligible Historic Resource), located at 1445 West Mission Boulevard (APN: 1011-361-15) within the HDR45 (High Density Residential) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; **submitted by Mid-Cities Engineering.**

#### **1. CEQA Determination**

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

#### **2. File No. PHP19-001 (Tier Determination)**

Motion to Approve/Deny

- C. HISTORIC RESOURCE ELIGIBILITY REVIEW FOR FILE NO. PHP19-003:** A request to determine eligibility and list a single family residence located at 324 West Sixth Street (APN: 1047-251-14) within the RE4 (Residential Estate) zoning district on the Ontario Register of Historic Resources. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; **City initiated.**

#### **3. CEQA Determination**

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

#### **4. File No. PHP19-003 (Historic Resource Eligibility)**

Motion to Approve/Deny

## **DISCUSSION ITEMS:**

- 1. 750 East Ontario Blvd. Demolition**
- 2. Nineteenth Annual Model Colony Awards, May 7 (File No. PHP19-002)**
- 3. CPF Annual Conference, Palm Springs, May 8-11**

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 **April 11, 2019**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **March 20, 2019**, 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**

**January 10, 2019**

**REGULAR MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Jim Willoughby, Historic Preservation Subcommittee  
Chairman, at 5:35 PM

**BOARD MEMBERS PRESENT**

Richard Delman, Planning/Historic Preservation Commission Chairman  
Robert Gregorek, Planning/Historic Preservation Commission Member  
Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation  
Subcommittee Chairman

**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 October 11, 2018 meeting of the Historic Preservation Subcommittee was made by Mr. Delman and seconded by Mr. Gregorek and approved unanimously by those present (3-0).

**PUBLIC HEARING ITEMS**

- B. **A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP18-035:** A City initiated request for Tier Determinations of 2 eligible historic, commercial properties within the Proposed Downtown Historic District, located at 115 West C Street (APN: 1048-565-02), and 123 West D Street (APN: 1048-566-02). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **City initiated.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP18-035. Ms. Ayala stated that 115 West C Street is historic eligible as an individual property and as a contributor to a district. The integrity of the resource is moderate. Ms. Ayala recommended that the resource be designated as a Tier III historic resource.

Ms. Ayala described the Associated Telephone Company Building No. 2 as one of the only remaining Art Deco buildings in the City. A sensitive addition was constructed in 1936, creating a “new” front façade. The period of significance for Art Deco is 1920 through 1940s, the addition was constructed during this time and has acquired its own significance. Ms. Ayala recommended a Tier II designation for historic resource.

Motion to approve **File No. PHP18-035** was made by Mr. Gregorek; seconded by Mr. Delman and approved unanimously by those present (3-0).

### **DISCUSSION ITEMS**

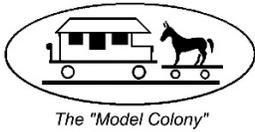
1. **Nineteenth Annual Model Colony Award-May.** The Model Colony Awards will be held at the Museum of History and Art this year. The City Council meeting and MCA ceremony is tentatively scheduled for the first meeting in May. Any recommendations for potential nominees should be forwarded to Historic Preservation staff.
2. **Jay Littleton Ballpark.** A new scoreboard for the ballpark has been budgeted at \$200,000.
3. **Update on 2018-19 CLG Grant Project.** Four highly qualified firms submitted RFPs for the Jay Littleton Ballpark Historic Structure Report project. Galvin Preservation Associates (GPA) was selected and the project is currently underway.

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

Respectfully submitted,



Elly Antuna  
Assistant Planner



# Historic Preservation Subcommittee

March 21, 2019

---

**DECISION NO:** HPSC

**FILE NO:** PHP19-001

**DESCRIPTION:** A request for a Tier Determination of a Craftsman style single-family residence (Eligible Historic Resource), located at 1445 West Mission Boulevard within the HDR45 (High Density Residential) zoning district. (APN: 1011-361-15)

---

## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of a historic resource, File No. PHP19-001, 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 .88 acres of land located at 1445 West Mission Boulevard and contains one single-family residence, the Elbert F. Pardee House, two detached accessory residential structures (not historic) and a pool. The project site is depicted in *Exhibit A: 1445 West Mission Boulevard Aerial*.

**(2) Project Background:** AJI Development, LLC purchased the subject property in August 2015 with the intent to develop the site with a multi-family residential project. In early 2018, the property owner began preliminary site design reviews at which time it was recommended that a qualified consultant complete an intensive level survey of the historic property. In June 2018, a DPR 523A Primary Record form was completed by Sapphos Environmental, Inc. and is attached to this Decision as *Exhibit B: DPR523A Primary Record Form*. It was determined that the Craftsman style residence is not eligible for listing on the National or California registers, but is eligible for designation as a Local Historic Landmark as a strong local example of Craftsman style architecture. A Tier Determination record is now being completed.

To provide a greater level of certainty regarding the City's preservation goals, the Ontario 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 typically processed prior to approval with landmark designations, demolitions, development plans, and/or specific plans. In an effort to identify significant historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

**(3) Architectural Description:** The two-story single-family residence was constructed in 1912 (est.) in the early Craftsman style of architecture. The approximately 2,200 square foot residence is located at the northeast corner of the site, was originally square in plan, and features a regular pitch side-gabled roof covered in composition shingles with triangular braces in the gable ends. The house is clad in narrow horizontal wood siding, has a gable dormer on the primary and rear façades and a full width front porch supported by simple wood posts. Wood 'X' cross-braced fencing spans between the porch posts. The house sits on a concrete foundation. The primary façade features a single wood and glass entry door surrounded by wood trim, a fixed window and full length multi-pane triple window. The house features a bay with a hipped roof on the western façade and a small, projecting bay window with a shed roof on the eastern façade. A shed roof patio cover extends the length of the rear of the building. The house has numerous wood frame hung and fixed windows surrounded by wood trim. A window on the eastern façade has been replaced with a sliding simulated divided light vinyl window.

The detached structure is rectangular in plan and is located at the northwest corner of the site, it was originally constructed as a barn, historic aerials indicate the original location was to the rear of the residence. The barn was moved from its original location and converted to a garage in 1951, and was moved again in 1959 to its current location. The garage has a multi-height side gabled roof clad in composition shingles and is covered in vertical plank siding on the eastern façade, the remainder of the garage is covered in stucco. The detached structure is no longer used as a garage and has undergone extensive alterations, including the addition followed by the enclosure of a carport, and ultimately the removal of the garage doors and addition of 3 sliding vinyl windows flanked by 2 man doors on the eastern façade. A pool and small shed are located at the southern half of the lot.

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

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

## **PART II: RECITALS**

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

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

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

WHEREAS, on March 21, 2019, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

## **PART III: THE DECISION**

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

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

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines; 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 Craftsman style single family residence, an Eligible Historic Resource, meets the Tier III criteria as contained in Section 4.02.040.H.1 (Historic Resource Tiering Criteria) and as identified in the attached Tier Determination record.

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

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

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

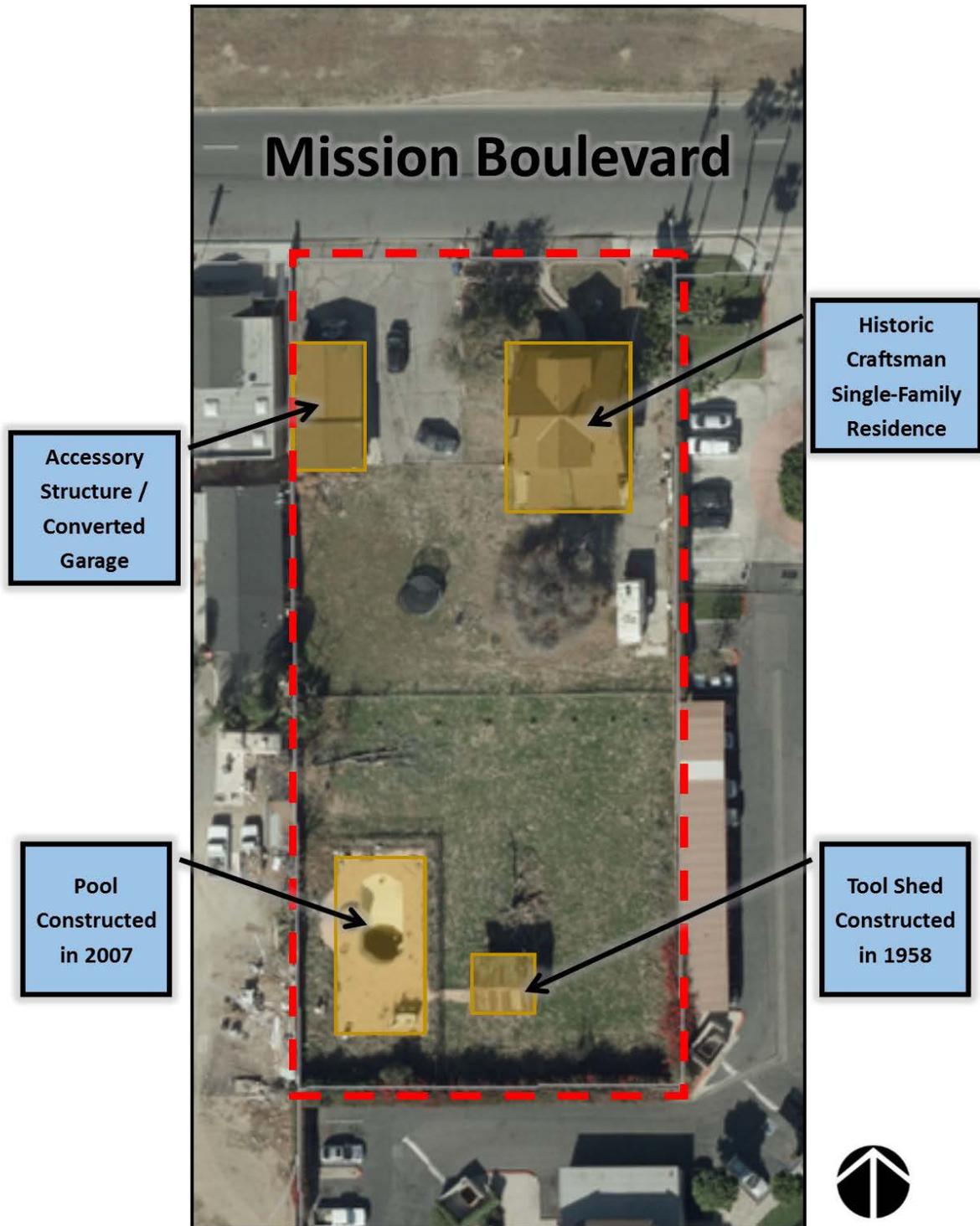
-----

APPROVED AND ADOPTED this 21st day of March, 2019.

---

Historic Preservation Subcommittee  
Chairman

*Exhibit A: 1445 West Mission Boulevard Aerial*



***Exhibit B: DPR523A Primary Record Form***

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 5S3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 11

\*Resource Name or # (Assigned by recorder): 1445 W. Mission Boulevard

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad: Ontario Date: 1981 T1S; R8W; \_\_\_ of \_\_\_ of Sec 25; \_\_\_ B.M.

c. Address: 1445 W. Mission Boulevard City: Ontario Zip: 91726

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 437426.7 mE/ 3768496.7 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 1011361150000

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

The subject property (APN 1011361150000) is located on W. Mission Boulevard in the City of Ontario and occupies a large, rectangular lot. The property includes a Craftsman-style residence and vernacular garage. Both buildings on the property have generally rectangular footprints; the residence measures approximately 2,200 square feet whereas the garage measures 1,000 square feet. The residence is located in the central northern region of the parcel whereas the garage is located in the northwestern corner of the lot.

**Residence**

The residence is constructed of wood with a concrete foundation and features a wood clapboard exterior and gable roof. The residence is Craftsman in style and dates to circa 1912.

(Continued to Continuation Sheet page 4)

\*P3b. Resource Attributes (List attributes and codes): HP2 Single-family property

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

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



P5b. Description of Photo (view, date, accession #): Primary façade; June 14, 2018; DSCF0347

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

\*P7. Owner and Address:  
AJI Development  
Mr. Ayad Jaber,  
Mr. Mehdi Jaber1445  
W. Mission Boulevard  
Ontario, CA 91726

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

\*P9. Date Recorded: June 22, 2018

\*P10. Survey Type (Describe): Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Resource Assessment for 1445 W. Mission Boulevard, Ontario, CA 91726.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder): 1445 W. Mission Boulevard  
Page 2 of 11

\*NRHP Status Code: 5S3

**B1. Historic Name:** 1445 W. Mission Boulevard

**B2. Common Name:** 1445 W. Mission Boulevard

**B3. Original Use:** Residential

**B4. Present Use:** Residential

\***B5. Architectural Style:** Craftsman

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

**Residence**

The subject property was sold by the Merchants Trust Company to Elbert Pardee in 1912. The deed recorded in the *San Bernardino County Sun* reports: "Deed. Jan 11, 1912. \$10. Merchants Tr. Co. to Elbert F. Pardee. Lot 3, blk 18, Monte Vista Tract No. 2." Pardee likely improved the property that same year. In 1958, the residence's vents, unsound timber, and door frame were replaced; and a metal sign was constructed. A tool shed was constructed on the rear of the property that same year. The residence's rear addition awning was added in 1962 with metal posts set in concrete. The existing porch was enclosed and converted into an office and waiting room in 1963. A zero-clearance fireplace was installed in 1978.

**Garage**

In 1951, the barn was converted into a garage and moved on the foundation. The "3-car stucco garage" was relocated in 1959. In 1963, the garage was altered and enlarged.

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

**Original Location:** N/A

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

**B9a. Architect:** N/A

**b. Builder:** N/A

\***B10. Significance: Theme:** Residential Development

**Area:** Ontario

**Period of Significance:** ca.1912 **Property Type:** Residential **Applicable Criteria:** Historic Landmark Criterion D  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(See Continuation Sheet page 12)

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

**\*B12. References:**

City of Ontario. Building Permit No. 15517. Issued October 8, 1951.  
City of Ontario. Miscellaneous Construction Permit No. 23636. Issued January 27, 1958.  
City of Ontario. Building Permit No. 24329. Issued August 18, 1958.  
City of Ontario. Building Permit No. 23462. Issued May 2, 1958.  
City of Ontario. Relocation Permit No. 25771. Issued December 14, 1959.  
City of Ontario. Building Permit No. 28406. Issued October 4, 1962.  
City of Ontario. Building Permit No. 30062. Issued September 30, 1963.  
City of Ontario. Building Permit No. 46498. Issued January 20, 1978.  
"Retired Rancher Taken by Death." 16 December 1943. *The Ontario Daily Report*.  
*The Ontario Daily Report*. Lindo Storti. 27 July 1982.

\***B13. Remarks:** Alexandra Madsen meets the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

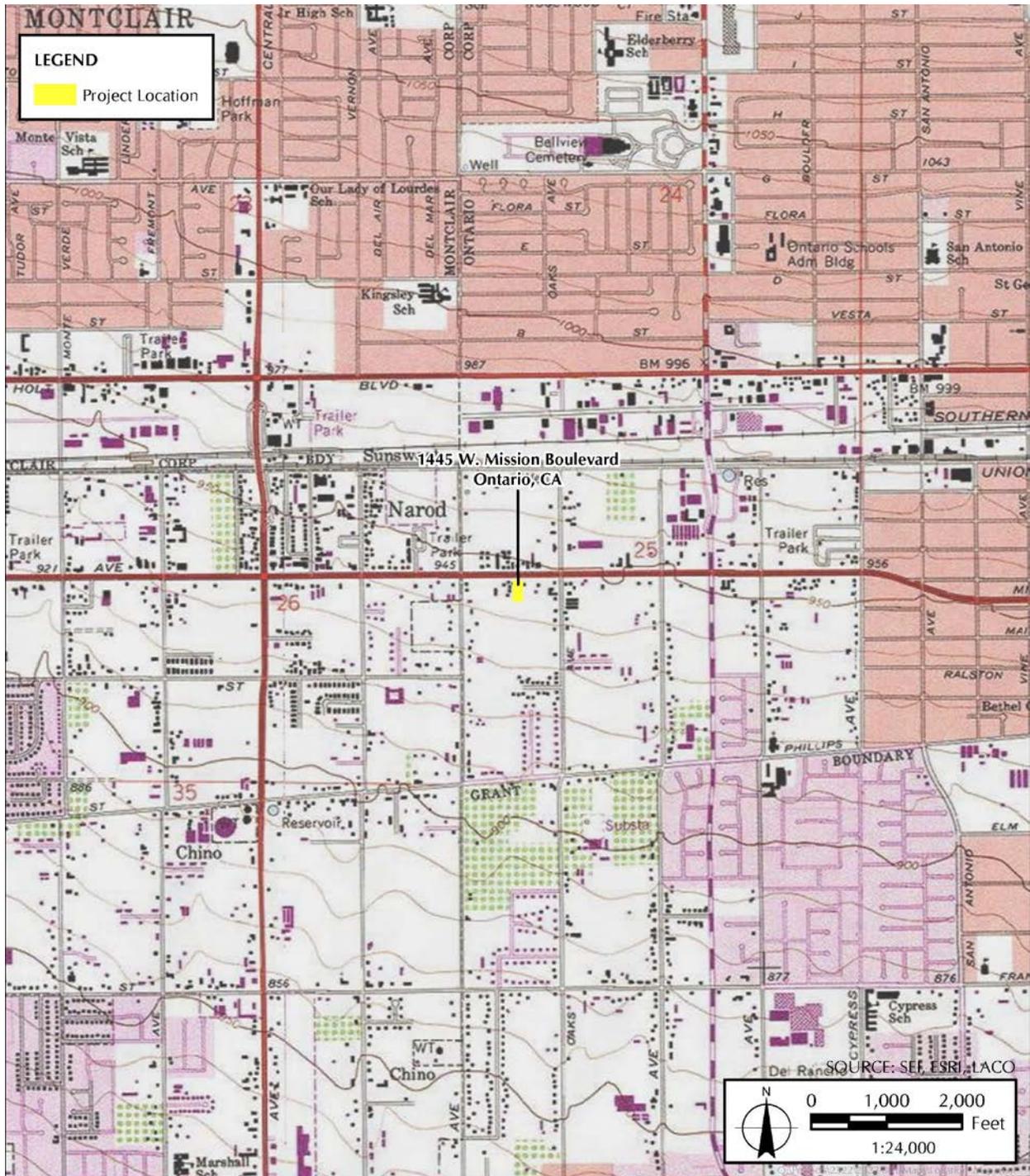
**\*B14. Evaluator:**

Alexandra Madsen  
Sapphos Environmental, Inc.  
430 N. Halstead Street  
Pasadena, CA 91107

\***Date of Evaluation:** June 22, 2018

(This space reserved for official comments.)





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

Residence

**Primary Façade**

The primary façade of the residence is defined by its porch and dormer. The roof overhangs along the front façade of the residence which creates a slightly-raised sheltered porch upheld by thin wood columns. Wood 'X' cross-braced fencing spans between the columns of the porch. The porch roof features projecting rafter tails that are visible beneath the exposed eaves and is boxed with notched rake boards and accented with decorative wood brackets.



**Primary Façade, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

The primary entrance features a modern door that was installed at an unknown date, likely within the last 30 years, and is accentuated with a thick door surround. The entrance is accessible via a stone walkway lined with texturized stone blocks and three stone steps. To the right of the entrance is a modern light sconce and large, double-light Arts and Crafts-style picture window. Partially visible from the primary façade is a bay along the western façade, which features a hipped roof and original double-hung window. To the left of the primary entrance is a large, tripartite window that was likely originally a picture window but was replaced at an unknown date.



**Primary Entrance, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

(See Continuation Sheet page 5)

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

**Western Façade**

The western façade of the residence is characterized by its clapboard siding and bay projections. The most substantial of these bays is located in the northwestern corner of the building and features two windows; one window is a double-hung window with wood surrounds and the other is a two-light fixed window. This bay has corner boards and a hipped roof with exposed rafter tails. A secondary entrance is located in the bay, as evidenced from the concrete steps and metal hand railing. Another projection is located next to this entrance and includes a metal cylindrical vent that projects from a hipped roof. Smaller vents also line the second floor and foundation of the property to provide passive air flow. Decorative brackets line the eave. The rear of the property includes a shed awning that was constructed in 1962.



**Western Façade, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

**Eastern Façade**

The eastern façade features a small, projecting bay window with a shed roof. Fenestration is comprised of original double-hung windows with wood surrounds and sliding six-light vinyl windows that were installed at an unknown date. The eave is also accentuated with decorative brackets.



**Western Façade, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

(See Continuation Sheet page 6)

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

**Front Yard**

The front yard of the residence is broken by winding pathways demarcated by double, stepped, and texturized blocks. The walkway is delineated by a concrete pathway to the front entrance and broken stone slabs that lead to the driveway and garage.



**Front Yard, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

**Garage**

The garage is situated in the northwestern corner of the lot, has a rectangular footprint, and measures approximately 1,000 square feet. The garage was heavily altered in 1951, 1959, and 1963. It has a multi-height side gabled roof clad in composition tiles. A central vent beneath this roof provides passive airflow for the building. Two entrances at either end of the eastern façade flank three aluminum sliding windows. A shed roof provides shelter for the far entrance.



**Primary Façade, Garage, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

The garage's western façade features a six-light window and air conditioning unit.

(See Continuation Sheet page 7)

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



**Western Façade, Garage, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

**Rear Yard**

The rear yard is composed of a generally large paved surface parking lot and rough lawn. In the far rear of the rear yard is a shelter constructed of metal with a corrugated metal gable roof. This structure is in poor condition. A pool is also located in the rear of the property. Neither of these structures are significant because they are modern.



**Rear Yard, 1445 W. Mission Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2018

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

**Historic Context Statement**

The subject property is located on the border of Ontario and Montclair. For this reason brief histories of each city are included.<sup>1</sup>

**Ontario**

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

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

**Montclair**

Montclair was established on land purchased by the Pomona Land and Water Company. Reverend Cyrus T. Mills, for whom Mills Avenue is named, and M.L. Wicks formed the company in 1882 in order to capitalize on the Southern California land boom occurring at this time. The Pomona Land and Water Company sold land to the Chaffey brothers who developed it into the Ontario Colony, and also purchased lands on which Montclair was established. Initially, the land purchase was subdivided into 10-acre lots of the San Antonio Tract for cultivation purposes only. The Pomona Land and Water Company also platted the Monte Vista Tract, for which the street is named, which was also intended for agricultural purposes. In order to avoid being annexed by neighboring cities, the Monte Vista Improvement Association was formed, and Monte Vista Land Tract was incorporated in 1956. In 1958, the city voted to change its name from Monte Vista to Montclair in order to avoid confusion with a different Monte Vista community located elsewhere in California. In 1964, developers proposed a large shopping center, the Montclair Plaza, which opened in 1968 bringing much needed economic stability to the city. As with other small cities located adjacent to I-10 at this time, orchards were redeveloped with residential tracts of a suburban nature, and Montclair became a bedroom community.

(See Continuation Sheet page 9)

<sup>1</sup> The following history is derived from the Interstate 10 Corridor Project in San Bernardino. California Department of Transportation, Historical Resources Evaluation Report: Interstate 10 Corridor Project, April 2015, accessed on June 20, 2018 at: <http://www.gosbcta.com/plans-projects/projects/I-10-Corridor/other/I-10-CP-HRER-April2015.pdf>

\*B10. Significance: (Continued from Continuation Sheet page 8)

**Ownership/Occupant History**

Based upon a review of the San Bernardino County Assessor's parcel data, the property changed ownership several times between 1909 and 2015.

**TABLE 1**  
**ASSESSOR DATA, APN 1011361150000**

Map Book No.	Page No.	Date	Owners
1:3	451	1909-1913	William H. Starkey Elbert F. Pardee Merchants Trust Co. Elbert F. Pardee
1:3	261	1917-1918	Elbert F. Pardee
2:9B	44	1919-1923	N/A
2:29	12	1924-1929	Elbert F. Pardee
2:50B	12	1930-1935	Elbert F. Pardee
2:91B	39	1936-1941	Elbert F. and Elizabeth Pardee
2:131	17	1942-1947	Elbert F. Pardee
3:31	15	1949-1951	Lindo and Della D. Storti
N/A	N/A	Unknown	Diamond Bar Christian Fellowship*
N/A	N/A	1973	Milton J. and Lucille Dondlinger*
N/A	N/A	1976	Billy J. and Kathryn M. Lowe*
N/A	N/A	1984	Kathryne M. Lowe*
N/A	N/A	1986	Diamond Bar Christian Fellowship*
N/A	N/A	1998	Dollie S. Boyer*
N/A	N/A	2015	AJ1 Development LLC*

**Key:** \*denotes information obtained from the San Bernardino County Assessor's online portal.

Because the residence was constructed circa 1912, the 1909-1911 owner, William H. Starkey, owned the land prior to improvement. The first owner of the residence was Elbert F. Pardee. Pardee was a rancher and nurseryman. His obituary listed his address at the subject property as "1445 West California Boulevard." He moved to Ontario circa 1911 from Illinois. Pardee was a Noble Grand of the Ontario lodge, Independent Order of Odd fellows (IOOF), and was a member of the Ontario encampment of the IOOF.

Between 1947 and 1949 the Stortis purchased the property. Lindo Storti was originally from Santa Monica and worked a professional golf instructor at La Mancha Golf Course in Rancho Cucamonga. He was a member of the Professional Golfers Association and was married to Della Storti. The other owners and occupants of the property owned it after the period of significance, within the last 50 years.

**Historical Photography**

The residence was photographed in 1984.



1445 W. Mission Boulevard, Circa 1984  
 SOURCE: Stacy Corrales

(See Continuation Sheet page 10)

\*B10. Significance: (Continued from Continuation Sheet page 9)

**EVALUATION**

**Residence**

**NATIONAL REGISTER OF HISTORIC PLACES**

National Register Criterion A

Based upon a review of the histories of Ontario and Montclair, previous ownership records, and the construction history of the property, the property does not have an important association with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. The building was constructed circa 1912 outside of the original boundary of Ontario which was incorporated approximately 21 years before this property was developed. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historic significance were associated with the property. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion B.

National Register Criterion C

1445 W. Mission Boulevard was constructed circa 1912. The building reflects Craftsman-style architecture and is a strong local example of this style. However, the level of significance is limited to the local level and does not rise to the threshold for the National Register. Therefore, 1445 W. Mission Boulevard is not eligible under Criterion C.

National Register Criterion D

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

Integrity

The residence at 1445 W. Mission Boulevard retains its location, design, materials, workmanship, setting, feeling, and association. Therefore, the residence retains its integrity.

**CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register of Historical Resources' eligibility criteria mirror those of the National Register of Historic Places. Therefore, 1445 W. Mission Boulevard is ineligible for listing in the California Register for the same reasons outlined above.

**CITY OF ONTARIO HISTORIC LANDMARKS**

Similarly, the City of Ontario's Historic Landmark criteria are similar to the National Register and California Register criteria. Therefore, 1445 W. Mission Boulevard is ineligible for designation as a Historic Landmark for the same reasons outlined above pursuant to Criteria A, B, and D. However, in addition to automatically designating properties listed in the National Register of Historic Places and the California Register of Historical Resources as Historic Landmarks, the City also recognizes eight additional criteria for designation:

(See Continuation Sheet page 11)

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

**EVALUATION**

**Residence Continued**

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

Criteria A, B, C, and F are reflected in the National Register of Historic Places and California Register of Historical Resources criteria analysis above.

The subject residence at 1445 W. Mission Boulevard embodies distinguishing architectural characteristics of the Craftsman style of architecture. The property is a strong example of this local interpretation of this style of architecture, and features many character-defining features such as central dormer, gable roof, exposed rafter tails, clapboard exterior, and original windows. Therefore, the residence is eligible for designation as a Historic Landmark pursuant to Criterion D.

The residence is not a noteworthy example of the use of indigenous materials or craftsmanship but was constructed circa 1912 by an unknown architect. Therefore the residence is not eligible for designation as a Historic Landmark pursuant to Criterion E.

The residence does not have a unique location, a singular physical characteristic, and is not an established and familiar visual feature of a neighborhood, community, or the City. Therefore the residence is not eligible for designation as a Historic Landmark pursuant to Criterion G.

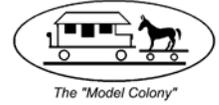
The residence is not one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen, although it is a strong local example of Craftsman-style architecture. Therefore, the property is not eligible for designation as a Historic Landmark pursuant to Criterion H.

Based upon research and analysis, the residence located at 1445 W. Mission Boulevard appears to be individually eligible for designation as a Historic Landmark pursuant to Criterion D as a strong local example of Craftsman-style architecture. Therefore, the residence meets the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

**Garage**

The garage received extensive alterations in 1951, 1959 and 1963. The garage was originally a barn and was converted to a garage, was later moved, and then altered from a garage to an accessory building. Moreover, the garage does not retain its original exterior siding, windows, or footprint. Therefore, the garage does not retain integrity of location, design, materials, workmanship, setting, feeling, or association. Therefore, the garage does not possess sufficient integrity to be considered a contributing feature of the Historic Landmark-eligible property, and the garage does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

***Exhibit C: Tier Determination Form***



# HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

## TIER DETERMINATION

**Date:** 3/21/2019  
**Location:** 1445 West Mission Boulevard  
**Historic Name:** Elbert F. Pardee House  
**APN:** 1048-565-02  
**Description:**

**Decision Date:** 3/21/2019  
**File No.:** PHP19-001  
**Decision Making Body:** HPSC  
**Tier Determination:** III  
**Current Historic Status:** Eligible



The two-story single-family residence was constructed in 1912 (est.) in the early Craftsman style of architecture. The approximately 2,200 square foot residence is located at the northeast corner of the site, was originally square in plan, and features a regular pitch side-gabled roof covered in composition shingles with triangular braces in the gable ends. The house is clad in narrow horizontal wood siding, has a gable dormer on the primary and rear façade and a full width front porch supported by simple wood posts. Wood 'X' cross-braced fencing spans between the porch posts. The house sits on a concrete foundation. The primary façade features a single entry wood and glass door surrounded by wood trim, a fixed window and full length multi-pane triple window. The house features a bay with a hipped roof on the western façade and a small, projecting bay window with a shed roof on the eastern façade. A shed roof patio cover extends the length of the rear of the building. The house has numerous wood frame hung and fixed windows surrounded by wood trim. A window on the eastern façade has been replaced with a sliding simulated divided light vinyl window.

**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 Ontario Register 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 Ontario Register and meets at least 2 of the criteria in either the architecture or history categories; or
  - A contributing structure in an 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 single family residence is a strong example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the horizontal wood siding, wide open eaves and exposed rafters, large gable style dormer, and wood framed hung and fixed windows. A permit was issued in 1963 to enclose and convert an existing rear porch into an office and waiting room, and to construct a patio at the rear of the building. The window replacements, enclosure of the rear porch, and porch addition at the rear do not detract from the historic character of the resource and are easily reversible. The Craftsman style residence is largely intact and the integrity is high.

### History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, state, or nation.

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history
- It is related with a business, company or individual significant in the agricultural history of the City.

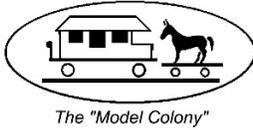
**Explanation:**

The residence was one of the first in this area of the City, and was originally surrounded by orchards and other agricultural land. Beginning in the 1960s, the surrounding area began to slowly develop with a mix of commercial, industrial and residential uses.

The first recorded owner of the residence was Elbert F. Pardee, a rancher and nurseryman. He moved to Ontario circa 1911 from Illinois. Pardee was a Noble Grand of the Ontario Lodge, Independent Order of Odd Fellows (IOOF), and was a member of the Ontario encampment of the IOOF. Between 1947 and 1949 the Stortis purchased the property. Lindo Storti was originally from Santa Monica and worked as a professional golf instructor at La Mancha Golf Course in Rancho Cucamonga. He was a member of the Professional Golfers Association and was married to Della Storti. The property was then acquired by Diamond Bar Christian Fellowship in the early 1970s.

Research failed to identify any event, person(s), business, or company associated with the resource that made significant contributions to or exerted major influence on the history of the City, state or nation.

*Sources include Sapphos Environmental, Inc. 2018 Historic Resource Assessment, Sanborn Fire Insurance Maps, city building permits, city directories, The Ontario Daily Report, and 1980s Citywide Survey.*



# Historic Preservation Subcommittee

March 21, 2019

---

**DECISION NO:** HPSC

**FILE NO:** PHP19-003

**DESCRIPTION:** A City initiated request to add a single-family residence located at 324 West Sixth Street within the RE4 (Residential Estate) zoning district to the Ontario Register of Historic Resources. (APN: 1047-251-14)

---

## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request to add a potential historic resource to the Ontario Register as "Eligible" for local landmark listing as an individual property, File No. PHP19-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The property is comprised of one .25 acre parcel of land and is developed with a single-family residence and a pool. A map to illustrate the location of the resource is attached to this report in *Exhibit A: Potential Historic Resource Location Map*.

**(2) Architectural Description:** The one-story, single-family residence was constructed in 1960 in the Modern Ranch style of architecture. The 2,255 square foot residence is irregular in plan, horizontally oriented, and features a shallow pitch roof covered in asphalt with front facing gable and wide overhanging eaves which is typical of post and beam construction. The primary façade of the house is clad primarily in a natural brick material. The centrally located entry is recessed creating a small porch with a cantilever cover that is connected to the carport roof. The entry features ornate wood double doors, and metal-framed, fixed windows from ceiling to floor. The porch walls are covered with vertical wood siding. The house sits on a concrete foundation. The post and beam construction is evident in the side facing carport with a matching shallow pitch roof. The carport is screened by a block wall covered in ivy. The wide brick chimney can be seen from the street view. The rear of the house is clad in stucco and features large expanses of floor to metal-framed fixed and transom windows. The full glass sliding doors connect the central living space to the landscaped yard with pool. There is a small patio which extends the side yard to the rear yard.

**(3) Historic Context:** Modern architecture was born in California, in large part due to economic, social, and environmental conditions after World War II. California experienced extraordinary population growth which created a demand for housing. In response, buildings were constructed using non-traditional materials, techniques, and designs. Structural transparency was desirable and evident in the popularization of post

and beam style construction, plumbing lines were grouped, and walls were layered with plywood, waterproofing paper and covered with board and batten. Architects experimented with different forms using clean lines, simple organic curves, geometric forms and strong roof angles. California offered the cultural and artistic freedom so that architects could experiment and create a new approach to style, design, and form. New materials were readily available after World War II, such as metal, glass, plywood panels, asphalt and plastics giving more opportunity for innovation. Modernism was new, exciting, and different. Modern designs introduced new building materials, open floor plans and more of an emphasis on the integration of indoor and outdoor living space. California's ideal climate and predominately liberal population allowed for this creativity in architecture.

Flamboyant and expressive designs developed out of the technological advancements of the time, including jet planes and spaceships. California's ideal climate and predominately liberal population allowed for this creativity in architecture. Architects like Frank Lloyd Wright and Louis Kahn built influential modernist buildings, designers and artists like Sam Maloof and Martha Longenecker created iconic furniture, mosaics and ceramics. Millard Sheets, who led the local mid-century modernism movement, was an artist and designer but not an architect. As a result, he was never the architect of record on any of his influential designs most notable the Home Savings and Loans Buildings. Sheets was born and raised in Pomona, California. He studied at the Chouinard Art Institute after graduating from high school in 1927. In 1936, Sheets was named head of the Art Department at Scripps College in Claremont. During his time at Scripps College, he worked with and helped develop many artists including: Henry Lee McFee who was known for his cubist paintings, Jean Goodwin Ames a textile artist, and sculptor Albert Stewart.

Part of what set Millard Sheets and the modernism movement apart from traditional architecture was the belief that architects and artists should work together towards a common goal which included planning for art during the design process rather than placing artwork on the building as an afterthought. Sheets used many common methods and materials in his designs, and was known for incorporating mosaics and art work of fellow artists and students from Scripps College into buildings he worked on. Many that served during World War II returned to study art under Sheets at Scripps College under the GI Rights Bill. The Art Department at Scripps and the USC School of Architecture would influence an entire generation of students on key philosophies and principles of Modern architectural styles. Architects and artists began to collaborate and create custom architect-designed homes in Claremont and the surrounding cities. These homes were high-style, site specific single-family residences distinguished from the simpler tract houses that proliferated primarily in large-scale residential developments during this period. Notable modern architects that worked in Claremont and the surrounding cities were Theodore Criley Jr., Fred W. McDowell, Richard Neutra, A. Quincy Jones and Frederick E. Emmons.

Fred W. McDowell was born in 1923 in Colorado and grew up in Riverside. After serving in the Navy during World War II, he enrolled in the USC School of Architecture in 1946. Following graduation, he taught a course at USC while he continued taking graduate courses in planning. He also worked briefly in the Los Angeles office of Richard Neutra. In 1952, McDowell joined architect Theodore Criley in Claremont and became a partner of Criley and McDowell Architects in 1957. This partnership lasted until Criley's death in 1984, after which McDowell continued professionally on his own. Criley and McDowell were known for their various institutional and civic buildings during their partnership, which included the Pitzer College Master Plan (1964), Undergraduate Library Claremont Colleges, Pitzer College Scott Hall (1964) and Pitzer College Mead Hall (1967).

Mr. McDowell spent most of his career in Claremont and nearby cities. He designed a number of custom homes for well-known local artists. Among those are the mid-century modern residences and studios of artist Karl Benjamin (1955), ceramist Harrison McIntosh (1958), and the Crane Residence (1961). His most notable and award winning home is known as the 1964 Horizon House located at 2535 North Mountain in Claremont. In the early 1960s, the Association of Concrete Industries sponsored the "Horizon Homes" contest to promote the construction of concrete and masonry homes nationwide. Claraboya co-developers Robert Musgrove and Gail Frampton selected McDowell to design their contest entry. McDowell was a strong proponent of blurring the line between indoor and outdoor living space. He explained the importance of this idea to the Los Angeles Times in 1963, stating, "Total environment occurs when earth and dwelling merge into a recognizable whole where terrain, floor plan, exterior design, building materials and landscaping work consciously together."

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

The residence at 324 West Sixth Street is easily identifiable as a Fred W. McDowell and Theodore Criley, Jr. design and embodies distinguishing characteristics of the Modern Ranch style. The property is a strong example of this style and features many character-defining features including post and beam construction, horizontal massing, shall pitched roof with wide overhanging eaves, stacked brick siding, large expanses of glass and attached carport. The residence retains its original location, design, materials, workmanship, setting, feeling, and association, and therefore the level of historic integrity is high. The residence is individually eligible for designation as a Local Historic Landmark. The residence is representative of the work of notable architects Fred W. McDowell and

Theodore Criley, Jr., is a strong local example of the Modern Ranch architectural style and is representative of the modernism movement in Ontario and the surrounding area.

The longest recorded owner of the residence is the present owner, Patrick King. Mr. King has owned the home since 1980 and served as an Ontario City Councilman from 1998 to 1999. Mr. King served as Principal of Vina Danks Middle School and Berlyn Elementary School, is a past Lions Club president, past president of the Ontario-Montclair Principals Association and was a trustee on the board of directors of the Ontario Museum of History and Art. An intensive level survey was completed for the Modern Ranch style single family residence included in the project and attached to this report in *Exhibit C: Primary Record Form*.

## **PART II: RECITALS**

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

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

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

WHEREAS, on March 21, 2019, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

## **PART III: THE DECISION**

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

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

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Addition to the Ontario Register of Historic Resources will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; 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) FINDING: The residence located at 324 West Sixth Street meets the following criteria for local landmark designation as contained in the Development Code (Section 4.02.040 Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas):

*a. The historic resource is representative of the work of a notable builder, designer, architect, or artist;*

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

(2) FACT: The residence is representative of the work of notable architects Fred W. McDowell and Theodore Criley, Jr., is a strong local example of the Modern Ranch architectural style and is representative of the modernism movement in Ontario and the surrounding area.

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

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

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

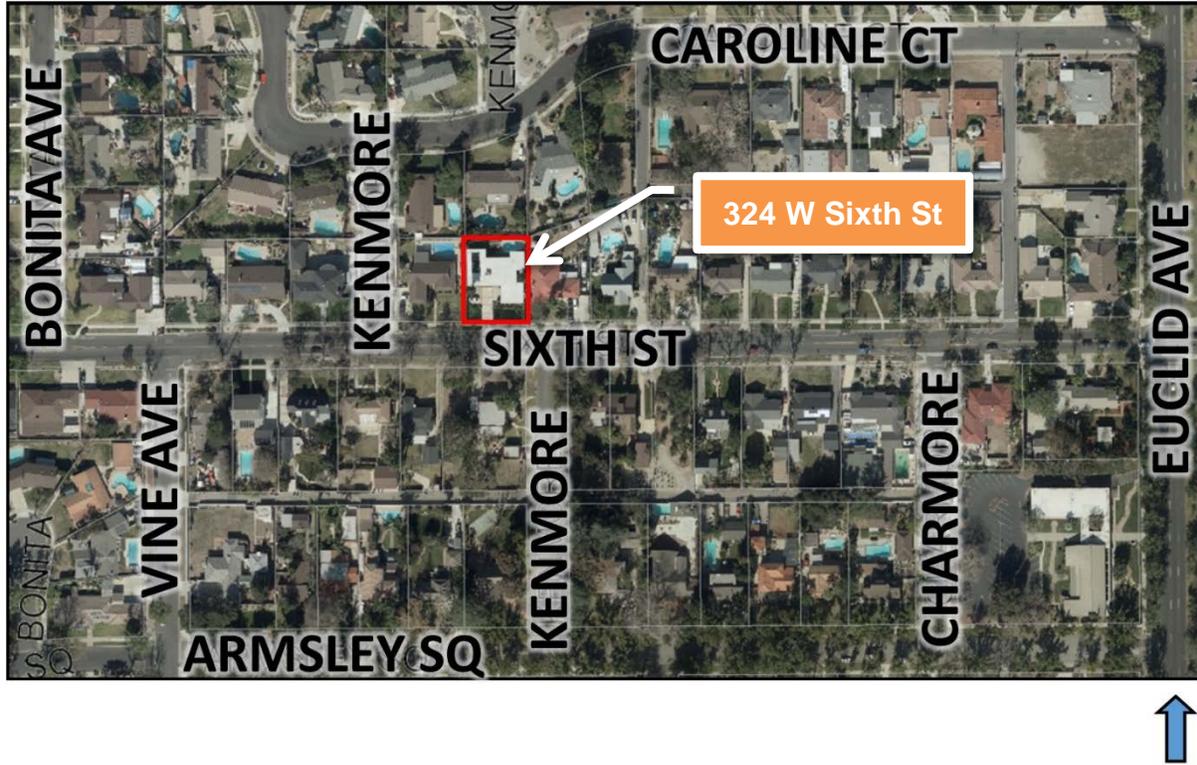
-----

APPROVED AND ADOPTED this 21st day of March, 2019.

---

Historic Preservation Subcommittee  
Chairman

**Exhibit A: Potential Historic Resource Location Map**



***Exhibit B: 324 West Sixth Street***



***324 West Sixth Street, 2019***



***Original Architectural Illustration***

***Exhibit C: Intensive Level Survey Record***

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Patrick King House

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Ontario Date 2015 T 1S ; R 8W ;  $\frac{1}{4}$   of  $\frac{1}{4}$   of Sec 18 ; B.M.

c. Address 324 W. Sixth Street City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 439623.53 mE/ 3771798.21 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN: 1047251140000

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

The subject property (APN: 1047-251-14-0000) is located on W. Sixth Street in the City of Ontario and occupies a rectangular lot. The property includes a Modern Ranch architectural style, single-story residence with an attached carport designed by Fred W. McDowell and Theodore Criley, Jr. The building is irregular in plan and measures 2,255 square feet. The residence is horizontally oriented, and features a shallow pitch roof covered in asphalt with front

(Continued to Continuation Sheet page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

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



\*P4. Resources Present:

Building  Structure  Object  Site  
 District  Element of District  Other  
 (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking north at the south front facing façade

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  Both  
1960 (City of Ontario Building Permit Record)

\*P7. Owner and Address:

Patrick King  
324 West Sixth Street  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address): Elly Antuna

City of Ontario  
303 East B Street  
Ontario, CA 91764

\*P9. Date Recorded: March 6, 2019

\*P10. Survey Type: (Describe) Intensive

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

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Page 2 of 3 \*Resource Name or #: (Assigned by recorder) Patrick King House

Artifact Record Photograph Record Other (List): \_\_\_\_\_

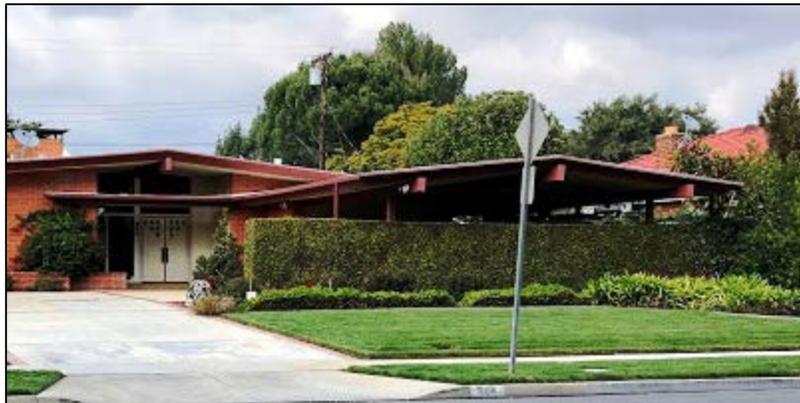
**P3a. Description:** *(Continued from Primary Record page 1)*

facing gable and wide overhanging eaves. The primary façade of the house is clad primarily in natural brick material. The centrally located entry is recessed creating a small porch with a cantilever cover that is connected to the carport cover.



**Entrance, 324 W. Sixth Street**

The entry features ornate wood double doors, full length metal framed fixed windows from ceiling to floor. The porch walls are covered with vertical wood siding. The house sits on a concrete foundation.



**Attached Carport, 324 W. Sixth Street**

The post and beam construction of the building is especially evident in the side facing carport and has a matching shallow pitch roof. The carport is screened by a block wall covered in ivy. The wide brick chimney can be seen from the street view.

Page 3 of 3 \*Resource Name or #: (Assigned by recorder) Patrick King House

**P3a. Description:** (Continued from Continuation Sheet page 2)



**Rear of Residence, 324 W. Sixth Street**

The rear of the house is clad in stucco and features large expanses of floor to ceiling metal-framed fixed and transom windows.



**Rear Yard, 324 W. Sixth Street**

The rear yard is landscaped with a combination of artificial turf, flowering shrubs and concrete. A pool is located at the northeast corner of the lot.

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Patrick King House \*NRHP Status Code 5S1  
 Page 1 of 3

B1. Historic Name: Patrick King House  
 B2. Common Name: Same  
 B3. Original Use: Residence B4. Present Use: Residence  
 \*B5. Architectural Style: Modern Ranch  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

A residential building permit was issued to Jay Forrester in 1960, to construct the wood frame stucco residence with attached carport. The building permit listed notable local architect Fred W. McDowell as the architect of record and W.M. Lair as the

(Continued to Continuation Sheet page 2)

\*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A  
 \*B8. Related Features: None  
 B9a. Architect: Fred W. McDowell and Theodore Criley Jr. b. Builder: W.M. Lair  
 \*B10. Significance: Theme Modernism Area Ontario  
 Period of Significance 1940s-1960s Property Type Residential Applicable Criteria  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**HISTORIC CONTEXT**

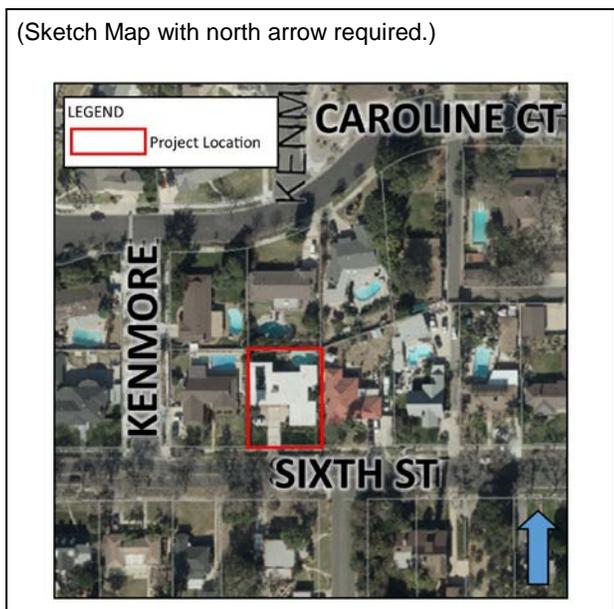
Modern architecture was born in California, in large part due to economic, social, and environmental conditions after World War II. California experienced extraordinary population growth which created a demand for housing. In response, buildings were constructed using non-traditional materials, techniques, and designs.

(Continued to Continuation Sheet page 2)

B11. Additional Resource Attributes: (List attributes and codes) HP2-Single Family Property  
 \*B12. References:  
 City of Ontario. Building permits  
 City Directories  
*Design for Modern Living: Millard Sheets and the Claremont Art Community*, by Paul Bockhorst, Documentary

B13. Remarks: None  
 \*B14. Evaluator: Elly Antuna  
City of Ontario  
303 East B Street  
Ontario, CA 91764  
 \*Date of Evaluation: March 6, 2019  
 \*B6. Construction History: (Continued from Building, Structure, and Object Record page 1)

(This space reserved for official comments.)



\*Resource Name or # (Assigned by recorder) Patrick King House \*NRHP Status Code 5S1  
Page 2 of 3

builder. Original architectural illustrations indicate Theodore Criley Jr. partnered with Fred W. McDowell on the design. A permit was issued that same year to construct a swimming pool in the rear yard. A permit was issued in 2010 to reroof the house and attached carport. Interior alterations include: installation of Saltillo tiles throughout interior living area, kitchen and bathroom remodels, and re-facing of the brick fireplace in the main living area. Interior alterations were completed sometime after 1980.

**\*B10. Significance:** *(Continued from Building, Structure, and Object Record page 1)*

Structural transparency was desirable and evident in the popularization of post and beam style construction, plumbing lines were grouped, and walls were layered with plywood, waterproofing paper and covered with board and batten. Architects experimented with different forms using clean lines, simple organic curves, geometric forms and strong roof angles. California offered the cultural and artistic freedom so that architects could experiment and create a new approach to style, design, and form. New materials were readily available after World War II, such as metal, glass, plywood panels, asphalt and plastics giving more opportunity for innovation. Modernism was new, exciting, and different. Modern designs introduced new building materials, open floor plans and more of an emphasis on the integration of indoor and outdoor living space. California's ideal climate and predominately liberal population allowed for this creativity in architecture.

Flamboyant and expressive designs developed out of the technological advancements of the time, including jet planes and spaceships. California's ideal climate and predominately liberal population allowed for this creativity in architecture. Architects like Frank Lloyd Wright and Louis Kahn built influential modernist buildings, designers and artists like Sam Maloof and Martha Longenecker created iconic furniture, mosaics and ceramics. Millard Sheets, who led the local mid-century modernism movement, was an artist and designer but not an architect. As a result, he was never the architect of record on any of his influential designs most notable the Home Savings and Loans Buildings. Sheets was born and raised in Pomona, California. He studied at the Chouinard Art Institute after graduating from high school in 1927. In 1936, Sheets was named head of the Art Department at Scripps College in Claremont. During his time at Scripps College, he worked with and helped develop many artists including: Henry Lee McFee who was known for his cubist paintings, Jean Goodwin Ames a textile artist, and sculptor Albert Stewart.

Part of what set Millard Sheets and the modernism movement apart from traditional architecture was the belief that architects and artists should work together towards a common goal which included planning for art during the design process rather than placing artwork on the building as an afterthought. Sheets used many common methods and materials in his designs, and was known for incorporating mosaics and art work of fellow artists and students from Scripps College into buildings he worked on. Many that served during World War II returned to study art under Sheets at Scripps College under the GI Rights Bill. The Art Department at Scripps and the USC School of Architecture would influence an entire generation of students on key philosophies and principles of Modern architectural styles. Architects and artists began to collaborate and create custom architect-designed homes in Claremont and the surrounding cities. These homes were high-style, site specific single-family residences distinguished from the simpler

\*Resource Name or # (Assigned by recorder) Patrick King House \*NRHP Status Code 5S1  
Page 3 of 3

**\*B10. Significance:** *(Continued from Continuation Sheet page 2)*

tract houses that proliferated primarily in large-scale residential developments during this period. Notable modern architects that worked in Claremont and the surrounding cities were Theodore Criley Jr., Fred W. McDowell, Richard Neutra, A. Quincy Jones and Frederick E. Emmons.

Fred W. McDowell was born in 1923 in Colorado and grew up in Riverside. After serving in the Navy during World War II, he enrolled in the USC School of Architecture in 1946. Following graduation, he taught a course at USC while he continued taking graduate courses in planning. He also worked briefly in the Los Angeles office of Richard Neutra. In 1952, McDowell joined architect Theodore Criley in Claremont and became a partner of Criley and McDowell Architects in 1957. This partnership lasted until Criley's death in 1984, after which McDowell continued professionally on his own. Criley and McDowell were known for their various institutional and civic buildings during their partnership, which included the Pitzer College Master Plan (1964), Undergraduate Library Claremont Colleges, Pitzer College Scott Hall (1964) and Pitzer College Mead Hall (1967).

Mr. McDowell spent most of his career in Claremont and nearby cities. He designed a number of custom homes for well-known local artists. Among those are the mid-century modern residences and studios of artist Karl Benjamin (1955), ceramist Harrison McIntosh (1958), and the Crane Residence (1961). His most notable and award winning home is known as the 1964 Horizon House located at 2535 North Mountain in Claremont. In the early 1960s, the Association of Concrete Industries sponsored the "Horizon Homes" contest to promote the construction of concrete and masonry homes nationwide. Claraboya co-developers Robert Musgrove and Gail Frampton selected McDowell to design their contest entry. McDowell was a strong proponent of blurring the line between indoor and outdoor living space. He explained the importance of this idea to the Los Angeles Times in 1963, stating, "Total environment occurs when earth and dwelling merge into a recognizable whole where terrain, floor plan, exterior design, building materials and landscaping work consciously together."

**OWNERSHIP/OCCUPANT HISTORY**

The first recorded owners of the property were Mr. and Mrs. Jay Forrester. A City directory search indicates that Aron and Linda Kelber owned the property from 1974-1979. San Bernardino County Assessor's parcel data indicates that current owners Patrick and Virginia King are the homes longest recorded owners (1980-present). Patrick King served as an Ontario City Councilman from 1998 to 1999. Mr. King served as Principal of Vina Danks Middle School and Berlyn Elementary School, is a past president of the Lions Club and the Ontario-Montclair Principals Association and was a trustee on the board of directors of the Ontario Museum of History and Art.

**EVALUATION**

The residence at 324 West Sixth Street is easily identifiable as a Fred W. McDowell and Theodore Criley, Jr. design and embodies distinguishing characteristics of the Modern Ranch style. The property is a strong example of this style and features many character-defining features including post and beam construction, horizontal massing, low pitched roof with wide overhanging eaves, stacked natural brick siding, large expanses of glass and an attached carport. The residence retains its original location, design, materials, workmanship, setting, feeling, and association and therefore has high level of integrity.

## CONTINUATION SHEET

\*Resource Name or # (Assigned by recorder) Patrick King House \*NRHP Status Code 5S1  
Page 4 of 3

\*B10. Significance: *(Continued from Continuation Sheet page 3)*

National Register of Historic Places and California Register of Historic Places

Based upon research and analysis, the residence located at 324 West Sixth Street does not appear to be individually eligible for listing on the National Register of Historic Places or the California Register of Historical Resources because at this time there is not enough evidence to raise the level of significance to a national or state level.

Ontario Register of Historic Resources

The residence does appear to be individually eligible for designation as a Local Historic Landmark under Criterion c-d, of the Ontario Development Code. The residence is representative of the work of notable architects Fred W. McDowell and Theodore Criley, Jr., is a strong local example of the Modern Ranch architectural style and is representative of the modernism movement in Ontario and the surrounding area.