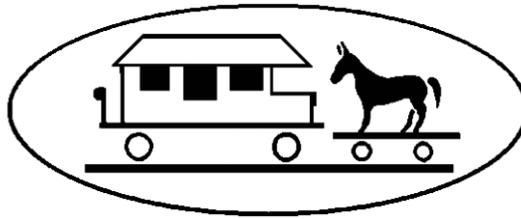


Historic Ontario



The "Model Colony"

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

**AGENDA**

**August 11, 2016**

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

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

**PUBLIC COMMENTS**

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

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

**AGENDA ITEMS**

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

**CONSENT CALENDAR ITEMS**

**A. MINUTES APPROVAL**

Historic Preservation Subcommittee Minutes of July 14, 2016, approved as written.

Motion to Approve/Deny

**PUBLIC HEARING ITEMS**

- B. REQUEST TO REMOVE FROM THE ONTARIO REGISTER FOR FILE NO. PHP16-016:** A request to remove a single family residence, located at 517 East El Morado Court, from the Ontario Register (APN: 1048-231-23). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. **Submitted by: Luis Garcia.**

**1. File No. PHP16-016**

Motion to Approve/Deny

**DISCUSSION ITEMS:**

**1. 2016-2017 CLG Grant Award**

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 September 8, 2016.

I, Gwen Berendsen, 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 **August 8, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee**

**Minutes**

**July 14, 2016**

**BOARD MEMBERS PRESENT**

Richard Delman, Chairman  
Robert Gregerok, Planning Commissioner (Arriving at 5:57 pm)  
Jim Willoughby, Planning Commissioner

**BOARD MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Diane Ayala, Senior Planner  
Elly Antuna, Assistant Planner

**PUBLIC COMMENTS**

No one responded from the audience

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the June 9, 2016 meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby and seconded by Mr. Delman; and approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **CERTIFICATE OF APPROPRIATENESS AND ENVIRONMENTAL ASSESSMENT FOR FILE NO. PHP16-008:** A request for a Certificate of Appropriateness to demolish a Tier III historic resource (one-story, single-family 1,280 square foot residence built in the Spanish Colonial/ Mediterranean Revival style), to allow for the construction of 2 industrial buildings totaling 112,430 square feet on approximately 4.8 acres of land within the IG (General Industrial) zoning district located at 530 S. Magnolia Avenue (File No. PDEV16-015). The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. (APN: 1011-201-10 and 1011-201-11).

Senior Planner, Diane Ayala, presented the staff report on File No. PHP16-008. Ms. Ayala discussed the project site and the surrounding industrial development. Ms. Ayala spoke of the design and style of the Spanish Colonial/ Mediterranean Revival single family residence. Ms. Ayala stated that the related development project would be going to the July 26, 2016 Planning Commission meeting for review and approval. Ms. Ayala stated that staff recommends approval of

the Certificate of Appropriateness subject to the attached conditions of approval.

Quinn Johnson of Shaw Development Company, LLC was present and agreed to the conditions of approval.

Mr. Johnson thanked staff and the members of the HPSC. Mr. Johnson stated that while the house is a beautiful house, any attempts to preserve it in place are not feasible. Mr. Johnson stated they are earnestly trying to relocate the house, with one of the interested parties. He also stated that the proposed development project will be a better fit in the industrial area.

Mr. Delman asked if there are people that are seriously looking at relocating the building.

Mr. Johnson stated that they are still seeing if people are sincere in their interest and furthermore if they are willing and able to actually move the house to another site.

Mr. Willoughby asked if the house was movable.

Mr. Johnson stated that a moving contractor has said it is possible and that it would take approximately 2 days to move the building.

Michael McKenna of Shaw Development Company, LLC stated that they have already started advertising the building as part of the required mitigation. The first advertisements went out on July 4<sup>th</sup> weekend in local newspapers. Since the advertisements they have received 6-7 inquiries. Mr. McKenna stated that they will continue to advertise.

Mr. Willoughby asked if the inquiries have been about relocating the whole house or just portions of the house.

Mr. McKenna said the whole house. Mr. McKenna stated that they will be setting up a time in the near future to have interested parties tour the house.

Mr. Willoughby asked when they need to have the house moved.

Mr. Johnson stated they would need to have the house moved by November or December (2016) to be able to begin their construction, for the development project that would be going to the upcoming Planning Commission meeting.

Ms. Ayala stated that a proposal to relocate the house would have to be accepted by September 1<sup>st</sup>.

Petrina Delman, President of Ontario Heritage, asked the applicant if any of the interested parties have stated if they would keep the building in Ontario.

Mr. McKenna stated that they have not gotten to that point with any of the interested parties.

Mr. Willoughby asked staff what type of permits would be required to move the building.

Ms. Ayala stated that a Development Plan and a building permit would be required to move the building to another site in Ontario. Ms. Ayala stated that if it were moved to another City it may be a similar process.

Mr. Willoughby asked if the 6 weeks that the applicant has until they must enter into an agreement with an interested party will give enough time for a Development Plan and permit to be issued for the house relocation to be done by November/December.

Ms. Ayala stated that once the agreement is entered into the Development Plan and building permit should be done concurrently.

Mr. Willoughby asked if it would be feasible to have a holding spot for the house.

Ms. Ayala stated that if that were to be considered, a cash deposit would most likely be required to avoid having the house up on stilts for a long period of time.

Mr. Willoughby asked the applicant when the house would need to be moved by.

Mr. Johnson stated that if there is a serious interested party by November or December, that should give them enough time.

Ms. Ayala asked the applicant if the site could be graded prior to the house being moved.

Mr. Johnson stated that the site could not be graded prior to the house being moved.

Randi Campbell, Treasurer of Ontario Heritage, asked if Rincon Consultants would be the contact for all inquiries regarding the relocation of the house? Ms. Campbell also asked if there would be financial assistance from the applicant to facilitate relocation of the house.

Mr. Johnson stated that Rincon would be the primary contact and that the applicant would not provide financial assistance to relocate the house.

Commissioner Robert Gregorek arrives at 5:57 pm.

Ms. Ayala briefed Mr. Gregorek on the project.

Mr. Delman stated that the public comment period is open and that staff supports the Certificate of Appropriateness.

Mr. Gregerok asked if any parties were interested in relocating the house.

Mr. McKenna stated that there were.

Mr. Gregerok asked if there were other examples of this style in the City.

Ms. Ayala stated that the Mediterranean Revival style is prevalent in the City and there are numerous examples, most of which were custom built, so their features vary within the style.

Mr. Willoughby asked if there are companies that can relocate the house.

Ms. Ayala stated that there were and that staff had met with a moving contractor earlier in the day regarding another project that involved a building relocation.

Mr. Willoughby asked if it would be possible to reach out to these types of companies/contractors to advertise the availability of the house for relocation.

Ms. Ayala stated that the applicant has listed the house on numerous websites and newspapers including the National Trust for Historic Preservation, Ontario Heritage, Press Enterprise, LA Times and the Daily Bulletin.

Mr. Willoughby asked if a list of moving contractors could be provided to the applicant for further advertising.

Mr. Johnson stated they would be willing to advertise to them.

Ms. Ayala stated that staff could provide that information.

Ms. Campbell asked if Ontario Heritage could send the information to the California Heritage Council for additional advertisement.

Ms. Ayala stated that it is listed on the National Trust's website so that link could be sent to the California Heritage Council.

Mr. Johnson stated that they have a strong preference to find a home for this home.

Mr. Delman closed the public hearing.

Motion recommending approval of **File No. PHP16-008** subject to conditions to the Planning Commission was made by Mr. Willoughby; seconded by Mr. Gregerok and approved unanimously by those present (3-0).

- C. **TIER DETERMINATION FOR FILE NO. PHP16-011:** A City initiated request for a Tier Determination for a commercial building (originally built and used as a residence), commonly known as Halgren's Candies, located at 1206 N. Grove Ave. (APN: 0108-381-09). The tier determination is not a "Project" pursuant to Section 21065 of the CEQA Guidelines.

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-011. Ms. Antuna discussed the site and the building, including the building's character-defining features and alterations that have occurred. Ms. Antuna stated that although Halgren's Chocolates is a popular business in Ontario, the building does not meet any of the history criteria established in the Development Code, as the business has not made significant cultural, social or scientific contributions to the city, state or nation.

Ms. Antuna stated that the building meets Tier III criteria as it embodies distinguishing architectural characteristics of the Craftsman architectural style. Ms. Antuna recommended that the HPSC designate the building, at 1206 N. Grove Ave. a Tier III resource.

Mr. Gregerok asked what has triggered the evaluation.

Ms. Ayala stated that staff continues to evaluate and tier resources. Ms. Ayala stated that with the potential Interstate 10 widening in the future, this would be a resource that would have to be evaluated.

Mr. Delman closed the public hearing.

Motion to approve **File No. PHP16-011** was made by Mr. Gregerok; seconded by Mr. Willoughby and approved unanimously by those present (3-0).

**DISCUSSION ITEMS**

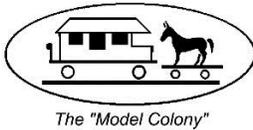
1. Project Updates:

- a. Senior Planner, Diane Ayala, shared with the HPSC members the progress of the 2 single family residences being constructed within the College Park Historic District. Ms. Ayala stated that the applicant has been communicating with staff throughout construction.
- b. Ms. Ayala shared with the HPSC members the status of the Sunkist Water Tower relocation and mitigation. Ms. Ayala shared the art conservator's findings regarding the original paint and logos on the water tower. Ms. Ayala also stated that some additional mitigation includes installation of interpretative plaques and citrus trees near the water tower's new location.
- c. Ms. Ayala shared with the HPSC members the status of the recycled water line project. Ms. Ayala stated that OMUC is working on grants for the project and are currently in the environmental phase.

There being no further business, the meeting was adjourned at 6:25 pm.

Respectfully submitted,

Elly Antuna  
Assistant Planner



# Historic Preservation Subcommittee

August 11, 2016

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## DECISION NO.:

FILE NO.: PHP16-016

**DESCRIPTION:** A request to remove a single family residence, located at 517 East El Morado Court, from the Ontario Register (APN: 1048-231-23); **submitted by Luis Garcia.**

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## PART I: BACKGROUND & ANALYSIS

LUIS GARCIA, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP16-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of 0.16 acres of land located at 517 East El Morado Court. The project site is located outside of the designated El Morado Court Historic District, and is depicted in *Exhibit A: Project Location Map*, attached.

**(2) Architectural Description:** The one-story, single family residence was constructed in 1924 (est.), according to a City Directory search, and is depicted in *Exhibit B: Site Photographs* of this report. The residence is rectangular in plan and has a low pitched double front-gabled roof covered in composition shingles. The gable ends feature exposed vertical wood slat attic vents. The front façade has two large windows which flank the central single door entry. The entry is covered by a large porch supported by arched stucco columns. The windows appear to be vinyl framed sliders with simulated divided lights. There is also a detached single car garage that has carriage style doors, matching vertical slat attic vents, and the walls are covered in stucco. The residence has undergone extensive alterations and the architectural integrity is very low.

**(3) Evaluation:** Based on the 1984 Citywide survey, the residence was once a fine example of the Craftsman Bungalow style of architecture, and is depicted in *Exhibit C: Citywide Survey*. The residence originally featured exposed rafter tails, narrow horizontal wood siding, wood framed hung windows with decorative wood trim, and the porch columns had wood tapered post and a concrete base. The garage also had matching horizontal wood siding and exposed rafter tails and the driveway was Hollywood style with a grass strip in the middle.

In 1933, a building permit was issued to add a framed wash room to the residence which appears to be located at the rear. In 1993, a building permit was issued that allowed ten

windows to be removed and replaced and the exterior walls to be stuccoed. As a result of the permitted alterations, the residence no longer possesses enough of the original architectural features to be associated with a particular style. Therefore, the residence does not meet local, state, or national designation criteria.

The regional owner, builder, architect and contractor is unknown. The City Directories (*Exhibit D: City Directories*) indicate that George Fox, a citrus worker, and his wife Vivian owned the residence for 37 years (1934–1971), but research has failed to identify persons or events of any significance associated with the property.

## **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 August 11, 2016, 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 resource have resulted in adverse effects and no longer represents the Craftsman Bungalow architectural style rendering the resource 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 11th day of August 2016.

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Historic Preservation Subcommittee

**Exhibit A: Project Location Map**



***Exhibit B: Site Photographs***



***Exhibit C: Citywide Survey Photo (1984)***



***Exhibit D: City Directories***

<b>YEAR</b>	<b>RESIDENT</b>
1924	Anderson, Walter E. and Margaret R. – Construction
1926	vacant
1928	Rasmussen, Hans P. and Edith – Substation Operator for Ontario Power
1931	Smith, Harry and Helen – Line man for Southern California Edison
1934	Fox, George and Vivian – Fruit worker
1937-38	“
1940	“
1948-49	“
1951	“
1953	“
1954	“
1955	“
1956	“
1957	“
1958	“
1959	“
1960	“
1961	“
1968	“
1971	“