

## **Article 26:**

# **HISTORIC PRESERVATION**

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### **Sec. 9-1.2600:**

#### **Title**

This article shall be known as the Historic Preservation Ordinance of the City of Ontario.

### **Sec. 9-1.2605:**

#### **Purpose and authorization**

The purpose of the Historic Preservation Article is to promote the public health, safety, and general welfare by:

- A. Safeguarding the character and history of the City which is reflected in its unique cultural, historical, and architectural heritage, with emphasis on the "Model Colony" as recognized by an Act of Congress and presented at the St. Louis World's Fair in 1904;
- B. Promoting public knowledge, appreciation, and understanding of the City's past;
- C. Fostering civic and neighborhood pride in the beauty and accomplishments of the past;
- D. Promoting the enjoyment and use of Historical Resources appropriate for the education and recreation of the people of the City;
- E. Enhancing the visual and aesthetic character, diversity and interest of the City;
- F. Enhancing property values and stabilizing neighborhoods within the City;

- G. Recognizing Historical Resources and protecting areas of historical buildings from encroachment of incompatible designs;
- H. Providing economic benefits to the City and its inhabitants through financial incentives for preservation;
- I. Protecting and enhancing the City's attraction to tourists and visitors,
- J. Stimulating business and industry;
- K. Promoting public awareness of the benefits of preservation;
- L. Encouraging public participation in historic preservation, thereby increasing civic pride in the City's heritage.

**Sec. 9-1.2610:**

**Applicability**

This chapter shall apply to all Historical Resources within the City.

**Sec. 9-1.2612:**

**Definitions**

The following are definitions of common terms used in the Historic Preservation Program.

<b>Alteration</b>	Any exterior change or modification, through public or private action, to the character-defining or significant physical features of properties affected by this chapter. Such changes may be changes to or modification of structure, architectural details or characteristics, rock curbs, the addition of new structures, cutting or removal of trees, and the placement or removal of significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, or steps, affecting the significant historical qualities of the property. If significant interior features of a property are identified at the time of designation and determined to contribute to the significance of the property, then any proposed change or modification to those features shall be covered by this ordinance.
<b>Certificate of Appropriateness</b>	A certificate issued by the Historic Preservation Commission approving such plans, specifications, statements of work, and any other information which are reasonably required by the Commission to make a decision on any proposed alteration, restoration, rehabilitation, construction, removal, relocation, or demolition, in whole or in part, or to a Historical Resource.
<b>Certificate of Economic Hardship</b>	A certificate authorizing work described in the accompanying Certificate of Appropriateness granted by the Commission because of extreme financial privation or adversity and in accordance with the procedures and findings of this ordinance.
<b>Certified Local Government (CLG)</b>	A local government certified under a federal program by the State Office of Historic Preservation for the purpose of more direct participation in federal and state historic preservation programs.
<b>Contributing Resource</b>	Any Improvement, building, structure, sign, feature, tree, or other object adding to the historical, architectural, or cultural significance of a district.
<b>Demolition</b>	Any act or process that destroys in part or in whole an individual Historical Resource or a structure within a Historic District.

<b>Design Guidelines</b>	The principles contained in a document, which illustrate appropriate and inappropriate methods of rehabilitation and construction. The purpose of using design guidelines is to aid design and decision-making with regard to retaining the integrity of scale, design, intent, materials, feelings, patterns of development, and historical character of a Historical Resource.
<b>Designated Site</b>	A parcel or part thereof on which an Historical Resource is situated, and any abutting parcel or part thereof constituting part of the premises on which the Historical Resource is situated, and which has been designated a Historic Landmark or District pursuant to this ordinance.
<b>Eligible Historic Districts</b>	Any area and neighborhood surveyed at the Intensive level in accordance with the standards set forth by the California Office of Historic Preservation, and determined to meet the designation criteria for historic districts, as set forth in Section 9-1.2615, by the Historic Preservation Subcommittee shall be determined to be Eligible Historic Districts.
<b>Eligible Historical Resources</b>	<p>Any property listed on the City's List of Historical Resources prior to September 1, 2003, or after September 1, 2003, surveyed at the intensive level in accordance with the standards set forth by the California Office of Historic Preservation, and determined to meet the designation criteria for historic landmarks, as set forth in Section 9-1.2615 by the Historic Preservation Subcommittee shall be determined to be Eligible Historical Resources.</p> <p>Eligible Historical Resources may include, but are not limited to, improvements, buildings, structures, signs, features, trees, or other objects of cultural, architectural, or historical significance.</p>
<b>Historical Resources Survey</b>	A survey conducted to identify, record, and evaluate historic properties within a community, neighborhood, project area, or region.
<b>Historical Resources Survey, Reconnaissance Level</b>	A survey conducted to identify and record properties within a community, neighborhood, project area, or region that may be historic. A reconnaissance survey does not evaluate properties for historic significance. Reconnaissance level surveys involve the preparation of primary record forms (DPR523A) for properties within the survey area.
<b>Historical Resources Survey, Intensive Level</b>	A survey conducted to identify, record, and evaluate properties within a community, neighborhood, project area, or region. An intensive survey records properties using the primary record form (DPR523A) as well as evaluating properties for historic significance using other record forms (typically a Building Structure, and Object Record form, DPR523B). The Intensive survey will also evaluate areas and neighborhoods for historical significance using the District Record form (DPR523D).
<b>Historic District</b>	Any defined geographical area containing a concentration of improvements which have a special historical interest or value, which possess integrity of location, design, setting, materials, workmanship, feeling, and association, or which represent one or more architectural periods or styles typical to the history of the City, and that has been designated a Historic District pursuant to this ordinance or placed on the National Register of Historic Places or California Register of Historical Resources.

<b>Historic Landmark</b>	Any eligible Historical Resource that has been designated pursuant to this ordinance or placed on the National Register of Historic Places or the California Register of Historical Resources. The designation shall specify the significant designation criteria that are expressly found by the Commission to meet one or more of the criteria in Section 9-1.2615.
<b>Improvement</b>	Any building, structure, fence, gate, tree, wall, or other specified object constituting a historical physical feature of real property, or any part of such feature.
<b>List of Eligible Historical Resources</b>	A list maintained by the City, which contains all properties determined to be Eligible Historical Resources and all properties within neighborhoods or areas determined to be Eligible Historic Districts.
<b>Mills Act Contract</b>	A property contract entered into between the City and a property owner that provides for lower property taxes in return for the rehabilitation, restoration, and preservation of a qualified historical property pursuant to California Government Code Section 50280 et. seq.
<b>Non-contributing Resource</b>	Any Improvement, building, structure, sign, feature, tree, or other object that does not add to the historical, architectural, or cultural significance of a district.
<b>Object</b>	A material thing of historical, cultural, or architectural value.
<b>Ordinary Maintenance and Repair</b>	Any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration of or damage to a structure or any part thereof and to restore the same, to its condition prior to the occurrence of such deterioration or damage.
<b>Preservation</b>	The identification, study, protection, restoration, rehabilitation, or acquisition of Historical Resources.
<b>Secretary of the Interior Standards for Rehabilitation</b>	The guidelines prepared by the National Park Service for Rehabilitating Historic Buildings and the Standards for Historic Preservation Projects prepared by the National Park Service with Guidelines for Applying the Standards.
<b>Significant Feature</b>	The man-made elements embodying style or components of an improvement, including but not limited to, the kind, and texture of the building materials, and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.
<b>State Historic Building Code</b>	Part 2.7 of the California Health and Safety Code, commencing with Section 18950, and the regulations promulgated thereunder, as they may be amended from time to time (Cal. Code Regs., Title 24, Part 8.).

**Sec. 9-1.2615:****Designation Criteria**

The following criteria are established for the designation of Historical Resources into one of the following categories:

**A. Historic Landmarks.** Historic Landmarks shall include any property designated as an Historic Landmark prior to September 1, 2003 or any Historical Resource designated under this ordinance as an Historic Landmark. Any Historical Resource may be designated an Historic Landmark by the City Council pursuant to Section 9-1.2620 if:

1. It meets the criteria for listing in the National Register of Historic Places; or
2. It meets the criteria for listing in the California Register of Historic Resources; or
3. It meets one or more of the following criteria:
  - 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.

**B. Historic Districts.** Historic Districts shall include any neighborhood or area previously designated as an Historic District prior to September 1, 2003 or any Historical Resource designated under this ordinance as an Historic District. Any neighborhood or area listed as a Historical Resource may be designated a Historic District by the City Council pursuant to Section 9-1.2620 if the neighborhood:

1. Meets the criteria for listing in the National Register of Historic Places; or
2. Meets the criteria for listing in the California Register of Historic Resources; or
3. Meets any one of the following criteria:
  - a. Is a geographically definable area possessing a concentration of Historical Resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

- b. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning.
- c. Is associated with, or the contributing resources are unified by, events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- d. Is or the contributing resources are, associated with the lives of persons important to Ontario, California, or national history;

**C. Automatic Designation.** Any property listed in the National Register of Historic Places or the California Register of Historic Resources will automatically be designated as a Local Historic Landmark. Any neighborhood or area listed in the National Register of Historic Places or the California Register of Historic Resources will automatically be designated as a Local Historic District. Any property identified as a contributing structure to a District listed on the National Register of Historic Places or the California Register of Historic Resources will be considered a contributing structure in the Local Historic District.

**D. Architectural Conservation Areas.** An Architectural Conservation Area is intended to provide the ability to protect the character of unique neighborhoods that may not have historical significance. An Architectural Conservation Area shall be designated using the process for designating Historic Landmarks and Districts but using the criteria listed below. Properties within an Architectural Conservation Area are not evaluated for historic significance, and therefore, are not considered eligible historic structures or eligible historic districts.

Any neighborhood may be designated as an Architectural Conservation Area by the City Council pursuant to Section 9-1.2620 if:

1. The neighborhood meets any one of the following criteria:

- a. **Architecture:** It is a geographically definable area that conveys a sense of architectural cohesiveness through its design, setting, materials, workmanship or association or
- b. **Development / Settlement:** It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning or represents established and familiar visual features in the community.

2. A Conservation Plan has been prepared in accordance with Section 9-1.2627, outline the character defining features of the neighborhood, and appropriate design guidelines that will keep the character of the neighborhood.

**E. Considerations in evaluating properties (Integrity).** In addition to having significance, resource(s) must have integrity for the time in which it is significant. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Only after significance has been established, should the issue of integrity be addressed. The following should be considered when evaluating properties for integrity.

1. **Design.** Any alterations to the property should not have adversely affected the character defining features of the property. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance.

2. **Setting.** Changes in the immediate surroundings of the property (buildings, land use, topography, etc.) should not have adversely affected the character of the property.
3. **Materials and Workmanship.** Any original materials should be retained, or if they have been removed or altered, the replacements have been made that are compatible with the original materials.
4. **Location.** The relationship between the property and its location is an important part of integrity. The place where the property was built and where historic events occurred is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in a few cases, the relationship between a property and its historic associations is destroyed if the property is moved.
5. **Feeling.** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district such as the Guasti Winery, retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century.
6. **Association.** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility.

Historical Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

#### **Sec. 9-1.2620: Designation Procedures**

Historic Landmarks and Districts shall be established by the City Council in the following manner:

- A. **Historical Resource Surveys.** The City shall conduct, from time to time, a survey to identify properties that have the potential to become eligible historic resources as well as areas and neighborhoods that due to the concentration of potential historic resources have the potential to be historic districts. These properties, surveyed at the reconnaissance level in accordance with the standards set forth by the California Office of Historic Preservation, are identified but not evaluated for historic significance, and therefore are not considered eligible historic structures or eligible historic districts.
- B. **Eligible Historical Resources.**
  1. Any property listed on the City's List of Historical Resources prior to September 1, 2003, or after September 1, 2003, surveyed at the intensive level in accordance with the standards set forth by the California Office of Historic Preservation, and determined to meet the designation criteria for historic landmarks, as set forth in Section 9-1.2615 by the Historic Preservation Subcommittee shall be determined to be Eligible Historical Resources. Any area and neighborhood surveyed at the Intensive level in accordance with the standards set forth by the California Office of Historic Preservation, and determined to meet the designation criteria for historic districts, as set forth in Section 9-1.2615, by the Historic Preservation Subcommittee shall be determined to be Eligible Historic Districts.

**C. Removal from list of Historic Resources.** A property may be removed from the List of Historical Resources under the following conditions:

**1. Removal by the Planning Department.**

- a. The property has lost all historical and/or cultural significance due to catastrophe which cause a loss of integrity, or
- b. The property has lost all historical and/or cultural significance due to legal extensive alterations which cause a loss of integrity, after the property was initially surveyed.

**2. Removal by the Historic Preservation Subcommittee.** Any property listed on the City's list of Historical Resources may be reevaluated upon the request of property owner or the City when the survey conducted on the property is over 5 years old.

- a. All Applications shall include:
  - i. Documentation showing how the resource fails to meet the designation criteria; and
  - ii. Required Fee(s).
- b. The Historic Preservation Subcommittee shall evaluate the property using the designation criteria for historic landmarks as set forth in Section 9-1.2615. In addition, when a property is located within an eligible historic district, the area or neighborhood shall also be evaluated for using the designation criteria for historic districts, as set forth in Section 9-1.2615, and the property shall be evaluated to determine if it contributes to the significance of the district.
- c. Any reevaluation of a property is valid for 5 years.

**D. Applications for Nomination.**

1. Any person or group, including the City, may request the designation of an Historical Resource as an Historic Landmark or District, by submitting an application to the Planning Department.
2. All Applications shall include:
  - a. Documentation indicating how the nominated resource satisfies the designation criteria; and
  - b. Any other information determined to be necessary for review of the proposed ~~work~~ *designation*.
  - c. Required Fee(s).

**E. Historic Preservation Subcommittee.**

1. The Subcommittee shall evaluate the property for significance using the criteria set forth in Section 9-1.2615.
2. The Subcommittee shall make a preliminary determination within thirty (30) days of the filing of a complete application as to whether the nomination is appropriate for further consideration. If the application merits consideration, the resource shall be forwarded to the Historic Preservation Commission. If the application does not merit consideration due to the failure of the property to meet the applicable designation criteria, the resource shall be determined to be ineligible for designation and removed from the City's list of Historical Resources.



3. The Subcommittee's determination shall be in writing and filed with the Planning Department and shall be mailed to the applicant. A public hearing shall then be scheduled for the next Historic Preservation Commission meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.

**F. Historic Preservation Commission.**

1. The Commission shall hold a public hearing, at the conclusion of which, the Commission shall make a recommendation in writing that includes findings of fact relating to the criteria for designation in Section 9-1.2615 that constitute the basis for its decision.
2. The Commission shall transmit its recommendation to the City Council, the property owner(s), and the applicant.

**G. City Council.**

1. The Council, upon the recommendation from the Commission shall, by resolution, approve or disapprove the application in a timely manner.

**H. Permits.** No building, alteration, demolition, or removal permits for any Historical Resource shall be issued after its nomination while public hearing or appeal proceedings are underway.

**I. Removal.** The Commission shall not recommend that a resource be removed from the City's List of Designated Historic Landmarks or Districts unless it is discovered that the information relied on by the Commission and the City Council in making the original designation was erroneous or false, or that circumstances wholly beyond the owner's control have rendered the resources ineligible for designation based on the criteria listed in Section 9-1.2615 and it would be infeasible to restore the resource.

**Sec. 9-1.2625:**

**Certificates of Appropriateness**

A Certificate of Appropriateness process is established to ensure that any alteration to an Historical Resource is in keeping with the historic character of the resource.

**A. General Requirements.**

1. A Certificate of Appropriateness is required for any :
  - a. Alteration, addition, restoration, rehabilitation, remodeling, or relocation of an Historical Resource. Approval of such work shall be required even if the City requires no other permits.
  - b. For any work to the exterior of any non-contributing resource in a Historic District. A reasonable effort shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.
  - c. Infill development within an Historic District
2. No permit shall be issued for work on a Historical Resource until a Certificate of Appropriateness or Waiver has been issued in accordance with the provisions of this section.
3. Once a Certificate of Appropriateness has been issued, the Planning Department, shall, from time to time, inspect the work to ensure that the work complies with the approved Certificate of Appropriateness and shall issue a Certificate of Completion prior to any final inspection or occupancy by any City Department to ensure the work has been satisfactorily completed.

**B. Planning Department Review**

1. The Planning Department shall review all proposed work on any Historical Resource to determine if a Certificate of Appropriateness is required.
  - a. If the Planning Department determines the proposed work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the guidelines set forth in Section 9-1.2625(h), a waiver shall be issued.
  - b. If the Planning Department determines the proposed work is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the guidelines set forth in Section 9-1.2625(h), a Certificate of Appropriateness shall be required. If a Certificate of Appropriateness is required for an Historical Resource, the procedures for Eligible Historical Resources shall be followed. If the property is designated as an Historic Landmark or a contributing structure in a designated Historic District then the procedures for designated Historic Landmarks and Districts shall be followed.
  - c. Determinations by the Planning Department shall be made within thirty (30) days.

**C. Applications**

1. All applications shall be filed with the Planning Department. The applicant is encouraged to confer with the Planning Department before submittal of the application.
2. All Applications shall include:
  - a. Plans and specifications showing the proposed exterior appearance;
  - b. Materials and colors to be used on the exterior of the resource;
  - c. Relationship of the proposed work to the surrounding environment, if necessary;
  - d. Relationship to the existing scale, massing, architectural style, site and streetscape, landscaping and signage, for new construction in Historic Districts; and
  - e. Any other information determined to be necessary for review of the proposed work.
  - f. Required Fee(s).

**D. Procedures for Eligible Historical Resources**

1. The Planning Department shall review all applications.
2. The Planning Department shall determine the completeness of the application within thirty (30) days.
3. Once an application is determined complete, it shall be reviewed by the Planning Department to determine whether the application adequately addresses the requirements and required findings as provided in this section and to conduct an initial study in accordance with the requirements of California Environmental Quality Act (CEQA). It shall also be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450 to review the property for significance.
4. **Determination of Significance.** The Subcommittee shall evaluate the proposed property for significance in accordance with Section 9-1.2632(D) below. If it is determined that the property does not meet the

criteria for designation, as set forth in Section 9-1.2615, it shall be removed from the List of Eligible Historical Resources and the Certificate of Appropriateness shall be deemed approved. If it is determined that the property does meet the designation criteria, as set forth in Section 9-1.2615, it shall continue to be an Eligible Historical Resource and the application shall be continued to be processed. The Subcommittee shall transmit its determination of significance to the property owner(s), and the applicant.

5. Once a property has been determined significant and a Certificate of Appropriateness is required, the application shall be processed in conjunction with the environmental review as required by the CEQA. Should the environmental review determine that an EIR be required, the application shall be scheduled in conformance with those noticing requirements.
6. If an EIR is not required, the application shall be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
7. The Subcommittee shall approve or disapprove the application within thirty (30) days of the meeting date.
8. The applicant shall be notified of the Subcommittee's decision by mail within ten (10) days.

#### **E. Procedures for Designated Historic Landmarks and Districts**

1. The Planning Department shall review all applications.
2. The Planning Department shall determine the completeness of the application within 30 days.
3. Once an application is determined complete, it shall be reviewed by the Planning Department to determine whether the application adequately addresses the requirements and required findings as provided in this section and to conduct an initial study in accordance with the requirements of California Environmental Quality Act (CEQA). It shall also be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450 to review the property for significance.
4. **Determination of Significance.** The Subcommittee shall evaluate the proposed property for significance in accordance with Section 9-1.2632(D) below. If it is determined that the property does not meet the criteria for designation, as set forth in Section 9-1.2615, it shall be removed from the List of Eligible Historical Resources and the Certificate of Appropriateness shall be deemed approved. If it is determined that the property does meet the designation criteria, as set forth in Section 9-1.2615, it shall continue to be an Eligible Historical Resource and the application shall be continued to be processed. The Subcommittee shall transmit its determination of significance to the property owner(s), and the applicant.
5. Once a property has been determined significant and a Certificate of Appropriateness is required, the application shall be processed in conjunction with the environmental review as required by CEQA. Should the environmental review determine that an EIR be required, the application shall be scheduled in conformance with those noticing requirements.
6. If an EIR is not required, the application shall be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
7. The Subcommittee shall make a recommendation in writing that includes findings of fact relating to the criteria established in this section that constitutes the basis for its decision. The Subcommittee shall transmit its recommendation to the Historic Preservation Commission, the property owner(s), and the applicant.
8. The Historic Preservation Commission, within sixty (60) days of receipt of the recommendation from the Subcommittee, shall approve or disapprove the application.

9. The applicant shall be notified of the Commission's decision by mail within ten (10) days.

**F. Findings of Fact.** The following findings shall be made for all Certificate of Appropriateness applications.

1. The proposed alteration, restoration, relocation, or construction, in whole or in part, will not:
  - a. Detrimentially change, destroy, or adversely affect any significant architectural feature of the resource.
  - b. Detrimentially change, destroy, or adversely affect the historic character or value of the resource.
  - c. Will be compatible with the exterior features of other improvements within the District.
  - d. Adversely affect or detract from the character of the District, or
2. The Applicant has obtained a Certificate of Economic Hardship, in accordance with Section 9-1.2630.

**G. Infill Development**

1. New structures constructed within a Historic District shall be designed to be compatible with the architectural style, features and historic character of the district.
2. New buildings shall be compatible with the original style of the contributing buildings within an Historic District. The design of the new building shall incorporate the following considerations:
  - a. The design shall incorporate the design features and details of contributing structures.
  - b. The height, width, and length of the new building shall be consistent with the original characteristic of the contributing structures.
  - c. The exterior materials and treatment shall be similar to the contributing structures.

**H. Waivers.** When alterations, restorations, rehabilitations, remodeling and additions to Historical Resources are accomplished in substantial accord with the Guidelines set forth in this section, as determined by the Planning Director, a Certificate of Appropriateness from the Ontario Historic Preservation Commission is not required prior to issuance of a building permit.

1. **Minor Alterations.** The Planning Director may deem that certain alterations to Historical Resources are "minor". Those alterations may include, but are not limited to the following, if no change in appearance occurs or the proposed change restores period features:
  - a. Roofing, provided that for replacing asphalt shingles or wood shingles, a 30 year dimensional shingle is used, or an aesthetically-equivalent dimensional shingle is used. The replacement shingle must maintain the architectural character of the historic resource in terms, pattern, texture, and coloration;
  - b. Foundation;
  - c. Chimney;
  - d. Construction, demolition or alteration of side, rear and front yard fences;
  - e. Landscaping, unless the Landmark designation specifically identifies the landscape, layout, features, or elements as having particular historical, architectural, or cultural merit.

f. Wall or Monument Signs

- 2. Additions and Accessory Structures.** A waiver may be issued for the construction of accessory structures or small additions to Historic Resources not visible from a public right-of-way if the new construction is accomplished in substantial accord with the design guidelines set forth in this section. New construction, where a waiver can be issued, may include, but is not limited to the following, if the construction is consistent with the design guidelines:

- a. Additions under 500 square feet.
- b. Accessory structures as provided in Sec. 9-1.1435.

**Sec.9-1.2627:**

**Conservation Plan**

A conservation plan process is established to expedite the review process for project areas in which multiple Historic Resources within the project area would require one or more Certificates of Appropriateness to be issued for proposed work to those Historic Resources.

- A. Contents.** A conservation plan should include the proposed work to be completed within the plan area, what type of work requires further review, what structures are affected and covered by the plan, etc.
- B. Procedures.** The process for approving a conservation plan shall be the same as the procedures for a Certificate of Appropriateness for designated Historic Landmarks and Districts.
- C. Amendments.** Conservation plans may be amended with the approval of the Historic Preservation Commission.
- D. Findings of Fact.** The following findings shall be made for all Conservation Plan applications.
  - 1. The proposed alterations, restorations, relocations, or construction, in whole or in part, within the plan area will not:
  - 2. Detrimentially change, destroy, or adversely affect any significant architectural feature of Historic Resources.
  - 3. Detrimentially change, destroy, or adversely affect the historic character or value of Historic Resources.
  - 4. Will be compatible with the exterior features of other improvements within the plan area.
  - 5. Adversely affect or detract from the character of the plan area.

**Sec. 9-1.2630:**

**Certificates of Economic Hardship**

A Certificate of Economic Hardship process is established to ensure that denial of a Certificate of Appropriateness does not create any undo hardship upon the owner of an Historical Resource.

**A. General Requirements**

- 1. No action shall be taken to demolish or otherwise alter an Historical Resource for a period of fourteen (14) days following the issuance of a Certificate of Economic Hardship.

**B. Applications**

1. All applications shall be filed with the Planning Department. The applicant is encouraged to confer with the Planning Department before submittal of the application.
2. All Applications should include:
  - a. Cost estimates of the proposed construction, addition, alteration, demolition, or relocation, and an estimate of the additional cost(s) that would be incurred to comply with the recommendations of the Commission for issuance of a Certificate of Appropriateness;
  - b. A rehabilitation report from a licensed engineer or architect with expertise in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
  - c. The estimated market value of the property in its current condition;
  - d. The estimated market value of the property after completion of the proposed construction, alteration, demolition, or relocation;
  - e. The estimated market value of the property after any condition recommended by the Commission;
  - f. In the case of demolition; the estimated market value of the property after renovation of the existing property for continued use;
  - g. In the case of demolition; an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional with experience in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
  - h. For income-producing properties, information on annual gross income, operating and maintenance expenses, tax deductions for depreciation and annual cash flow after debt service, current property value appraisals, assessed property valuations, and real estate taxes
  - i. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - j. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - k. The amount paid for the property if purchased within the previous thirty-six (36) months, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;
  - l. Any listing of the property for sale, rent, price asked, and offers received, if any within the previous two (2) years;
  - m. Any other information considered necessary by the Commission to determine whether or not the property does or may yield a reasonable return to the owners.
  - n. Required Fee(s).

**C. Procedures**

1. The Planning Department shall review all applications.

2. The Planning Department shall determine the completeness of the application within thirty (30) days.
3. Once an application is determined complete, it shall be processed in conjunction with the associated Certificate of Appropriateness.
4. The Subcommittee shall make a recommendation in writing that includes findings of fact relating to the criteria established in this section that constitute the basis for its decision. The Subcommittee shall transmit its recommendation to the Historic Preservation Commission, the property owner(s), and the applicant.
5. The Historic Preservation Commission, within sixty (60) days of receipt of the recommendation from the Subcommittee, shall approve or disapprove the application.
6. The applicant shall be notified of the Commission's decision by mail within ten (10) days.

**D. Findings of Fact.** The following findings shall be made for all Certificate of Economic Hardship applications.

1. Denial of the application will diminish the value of the subject property so as to leave substantially no value.
2. Sale or rental of the property is impractical, when compared to the cost of holding such property for uses permitted in this zone.
3. An adaptive reuse study has been conducted and found that utilization of the property for lawful purposes is prohibited or impractical.
4. Rental at a reasonable rate of return is not feasible.
5. Denial of the Certificate of Appropriateness would damage the owner of the property unreasonably in comparison to the benefit conferred on the community, or
6. All means involving City sponsored incentives, such a transfer of development rights, tax abatements, financial assistance, building code modifications, changes in the zoning ordinance, loans, grants, and reimbursements, have been explored to relieve possible economic disincentives.

**Sec. 9-1.2632:**

**Demolition of Historic Structures - Certificates of Appropriateness**

A Certificate of Appropriateness process is established to ensure that any demolition to a Historical Resource is in keeping with the historic character of the resource.

**A. General Requirements**

1. A Certificate of Appropriateness is required for any demolition, in whole or in part, of an Historical Resource.
2. No permit shall be issued for demolition of an Historical Resource until a Certificate of Appropriateness has been issued in accordance with the provisions of this section.
3. Once a Certificate of Appropriateness has been issued, the Planning Department, shall, from time to time, inspect the work to ensure that the work complies with the approved Certificate of Appropriateness.

**B. Applications**

1. All applications shall be filed with the Planning Department on forms required by the Planning Department. The applicant is encouraged to confer with the Planning Department before submittal of the application.
2. All Applications should include:
  - a. Such information, as is determined by the Planning Department, to be necessary for review of the Certificate of Appropriateness for the proposed demolition.
  - b. Submittal of applications for Replacement Structures, as required in this section.
  - c. Required Fee(s).

#### **C. Procedures**

1. The Planning Department shall review all applications.
2. The Planning Department shall determine the completeness of the application within 30 days.
3. Once an application is determined complete, it shall be reviewed by the Planning Department to determine whether the application adequately addresses the requirements and required findings as provided in this section and to conduct an initial study in accordance with the requirements of CEQA. It shall also be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450 to review the property for significance.
4. **Determination of Significance.** The Subcommittee shall evaluate the proposed property for significance in accordance with subsection D below. If it is determined that the property does not meet the criteria for designation, as set forth in Section 9-1.2615, it shall be removed from the List of Eligible Historical Resources and the Certificate of Appropriateness shall be deemed approved. If it is determined that the property does meet the designation criteria, as set forth in Section 9-1.2615, it shall continue to be an Eligible Historic Resource and the application shall be continued to be processed. The Subcommittee shall transmit its determination of significance to the property owner(s), and the applicant.
5. Once a property has been determined significant and a Certificate of Appropriateness is required, the application for demolition shall be processed in conjunction with the processing of plans for replacement structures as required by section G3 below and an environmental review as required in subsection F below. Should the environmental review determine that an EIR be required, the demolition application shall be scheduled in conjunction with the requirements for that environment review.
6. Within a month of the plans for the replacement structures being approved by the Development Advisory Board, the application shall be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
7. The Subcommittee shall make a recommendation in writing that includes findings of fact relating to the criteria established in this section that constitutes the basis for its decision. The Subcommittee shall transmit its recommendation to the Historic Preservation Commission, the property owner(s), and the applicant.
8. The Historic Preservation Commission, within sixty (60) days of receipt of the recommendation from the Subcommittee, shall approve or disapprove the application.
9. The applicant shall be notified of the Commission's decision by mail within ten (10) days.



**D. Review for Significance.** Properties on the Eligible Historic Properties List shall be evaluated for significance in conjunction with any application for Certificate of Appropriateness.

1. Planning Department shall review the property for significance and its eligibility for listing on the National Register of Historic Places, the California Register of Historic Resources, or local designation in conjunction with the Certificate of Appropriateness.
2. The Review may include, but is not limited to, the conducting of a historic resource survey at the intensive level, in accordance with standards set forth by the California Office of Historic Preservation.
3. The Planning Department shall make a recommendation to the Historic Preservation Subcommittee regarding the property's eligibility. The Historic Preservation Subcommittee shall make any determination of significance.

**E. Findings of Fact.** The following findings shall be made for all Certificate of Appropriateness applications.

1. The proposed, demolition, in whole or in part, is necessary because:
  - a. All efforts to restore, rehabilitate, and/or relocate the resource have been exhausted.
  - b. Restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation.
  - c. Failure to demolish the resource would adversely affect or detract from the character of the District, or
2. The Applicant has obtained a Certificate of Economic Hardship, in accordance with Section 9-1.2630.

**F. Environmental Review.** All applications for demolition shall be reviewed for compliance with the California Environmental Quality Act.

1. **Tier System.** In determining the appropriate level of environmental review, the Tier system established in Sec. 9-1.2633 shall be used.
2. **Mitigated Negative Declarations.** For any property that is determined to be within Tier III, a Mitigated Negative Declaration shall be prepared and approved in conjunction with any approval of a demolition application. The Mitigation Measures addressed in subsection G below shall be incorporated into the Mitigated Negative Declaration.
3. **Environmental Impact Report.** For any property that is determined to be within Tier I or II, an Environmental Impact Report (EIR) shall be prepared and certified in conjunction with any approval of a demolition application. The Mitigation Measures addressed in subsection G below, in addition to any other additional mitigation measures determined to be necessary to mitigate the impact to the environment shall be incorporated as mitigation measures of the EIR.

**G. Mitigation Measures.** Prior to the issuance of a permit to demolish an Historical Resource in accordance with this section, the following mitigation measures must be completed.

1. **Documentation.** Each historic structure shall be documented in provide a record of the structures.
  - a. Plans shall include, but are not limited to, a site plan, floor plans, elevations, detail drawings of character defining features, such as moldings, stairs, etc.
  - b. Photographs shall include the exterior, interior, and interior and exterior character defining features, such as moldings, light fixtures, trim patterns, etc.

- 2. Mitigation Fee.** A mitigation fee, as established by the City Council, must be paid into the Historic Preservation Trust Fund in accordance with the requirements of Section 9-1.2633, prior to the issuance of a demolition permit for Tier III structures. Fees for Tiers I and II shall be determined during the Environmental Impact Report process. The fees established for Tier III will be used as a reference point for establishing such fee for Tiers I and II.

**3. Replacement Structures.**

- a. A Certificate of Appropriateness shall not be issued for the demolition, in whole or in part, of an Historical Resource unless the Development Advisory Board or Planning Commission has approved a Site Plan for a replacement structure(s), unless a waiver of the replacement structure requirement is issued in accordance with Subsection H below.
- b. No permit shall be issued for the demolition, in whole or in part, of an Historical Resource unless a permit has been issued for a replacement structure(s), unless demolition is required in conformance with Section 9-1.2675 (Unsafe or Dangerous Conditions).

- 4. Salvaged Features and Artifacts.** In an effort to preserve features and artifacts from historic structures, a determination whether items within or on the building should be salvaged must be made by the Planning Department and may include the local historical society prior to the issuance of the demolition permit.

**H. Waiver of Replacement Structure Requirement.** The Historic Preservation Commission, upon the recommendation of the Historic Preservation Subcommittee, may waive the requirement for replacement structures if the ultimate project proposed for the site of the demolition provides and exceptional benefit to the community.

- 1. Findings.** A minimum of one of the following findings must be made to waive the replacement structure requirements:

- a. The demolition is necessary to allow the acquisition and assembly of land for a future redevelopment or housing project within a redevelopment project area.
- b. The future project will provide exceptional benefits to the City with respect to employment, fiscal, social, housing and economic needs of the community or will provide new public facilities which are needed by the City (i.e. off-site improvements, parks, open space, recreation, or other community facilities, not including parking lots);
- c. Failure to demolish the historic structures could hinder the ability of the City to revitalize or redevelop a blighted parcel or area of Ontario or meet housing production requirements.

- 2. Conditions of Approval.** When the Historic Preservation Commission approves a waiver of the replacement structure requirements, the following conditions, shall be applied to the approval.

- a. Any new project on the site shall be reviewed by the Historic Preservation Subcommittee in accordance with the infill guidelines listed in Section 9-1.2625(G) to insure compatibility with the surrounding area or neighborhood. The Subcommittee shall make a recommendation to the approving body on the project's compliance with the guidelines;

**Sec. 9-1.2633:****Historic Preservation Mitigation Fee**

The Historic Preservation Mitigation Fee is established to mitigate the impacts caused by the demolition of historic resources and to provide a source of funds for the conservation, preservation, restoration, and rehabilitation of historic resources in the City of Ontario.

- A. Payment of Mitigation Fee.** A Mitigation Fee, the amount to be ~~as~~ established by the City Council by resolution, shall be paid prior to the issuance of any permit for the demolition, in whole or in part, of an historic resource. All fee payments shall be deposited in the Historic Preservation Trust Fund, as defined in Section 9-1.2642.
- B. Formula.** The mitigation fee shall be a set fee based on the size of the building, the type of building and the significance of the building. The fee amount shall be established by the City Council and periodically reviewed and updated.
- C. Residential Garages / Other Accessory Structures.** Accessory buildings that do not contain living space, such as garages and workshops, which contribute to the significance of the property, shall be assessed a mitigation fee, as established by City Council.
- D. Non Historic Buildings.** Additions and accessory buildings and structures determined not to be contributing to the significance of the property shall not be assessed a mitigation fee.
- E. Modification of Fee.** The Historic Preservation Commission may only reduce the amount of the mitigation fee if the fee amount would constitute a regulatory taking of property.
- F. Tier System.** The Tier system ranks Historical Resources in Ontario based on their significance. The system is divided into 3 levels. When an Historic District meets the criteria for a certain Tier, a contributing structure within that District may also be considered as part of that Tier for purposes of this section, as determined by the Historic Preservation Commission.
- 1. Tier I:** Consists of properties, which should not be demolished or significantly altered under any circumstances, regardless of their designation status. Properties in this Tier are determined to be Ontario's most significant historical or cultural properties. In order to be considered a Tier I property, the property must meet any of the following:
    - a. A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the criterion in the architecture category and 3 criteria in the history category as listed below; or
    - b. A contributing structure in a district where the district meets at least 1 of the criterion in the architecture category and 3 criteria in the history category as listed below.
  - 2. Tier II:** Consists of properties where demolition of these properties should be avoided. In order to be considered a Tier II property, the property must meet any of the following:
    - a. Any property listed or determined eligible for listing in the National Register of Historic Places; or
    - b. Any property listed or determined eligible for listing in the California Register of Historic Resources; or
    - c. A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories as listed below; or
    - d. A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either the architecture or history categories as listed

- 3. Tier III:** Consists of all properties that are Designated Historic Landmarks, are contributing structures in Designated Historic Districts, or are Eligible Historical Resources as defined in Section 9-1.2612. Demolition of these properties should be avoided where possible, but may be appropriate under certain circumstances.

The Historic Preservation Commission, upon the recommendation of the Historic Preservation Subcommittee, shall adopt a list of properties that will be listed in Tiers I and II. Any alterations to this list shall be made by the Historic Preservation Commission. A list of properties in Tier III shall be based on the local designation status of eligible historical properties. This list shall be maintained by the Historic Preservation Subcommittee.

- J. Tier Criteria.** The following is the list of Criteria used to determine the significance of a structure.

**1. Individual Properties**

- a. Architecture. (Note: Only preeminent examples should be listed under architectural importance. Good representative examples of a style, period or method of construction are not appropriate.)
  - i. It is prototype of, or one of the finest examples of, a period, style, architectural movement, or construction in the City of a particular style of architecture or building type; or
  - ii. It is the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, state or nation;
- b. History.
  - i. It is the location of an historic event(s) that have had a significant contribution to the history of the City, State, or Nation; or
  - ii. 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; or
  - iii. It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;
  - iv. It embodies the ideals or principles of the “Model Colony” or furthers the ideals or principals established by the Chaffey Brothers.
  - v. It has a direct relationship to one of the principal historic contexts in the City’s history including:
    - 1. The “Model Colony”, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus industry; or
    - 2. The Guasti Winery, or the Wine industry; or
    - 3. The Dairy Preserve, or the Dairy Industry
  - vi. It is related with a business, company or individual significant in the agricultural history of the City.

**2. Districts**

- a. Architecture. (Note: Only preeminent examples should be listed under architectural importance. Good representative examples of a style, period or method of construction are not appropriate.)

- i. It contains resources that are a prototype of, or the finest examples of, or the first, last, only, or few remaining clusters of buildings of a period, style, architectural movement, or construction in the City of a particular style of architecture or building type; or
  - ii. It contains resources that are the first, last, only, or the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, state or nation;
- b. History.
  - i. It is the location of an historic event(s) that have had a significant contribution to the history of the City, State, or Nation; or
  - ii. 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; or
  - iii. It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;
  - iv. It embodies the ideals or principles of the “Model Colony” or furthers the ideals or principals established by the Chaffey Brothers.
  - v. It has a direct relationship to one of the principal historic contexts in the City’s history including:
    - 1. The “Model Colony”, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus industry; or
    - 2. The Guasti Winery, or the Wine industry; or
    - 3. The Dairy Preserve, or the Dairy Industry
  - vi. It is related with a business, company or individual significant in the agricultural history of the City.

**Sec. 9-1.2635:****Time Extensions for Certificates of Appropriateness**

- A. A Certificate of Appropriateness shall lapse and become void eighteen (18) months from the date of approval, unless a building permit (if required) has been issued and work authorized by the Certificate of Appropriateness has commenced prior to such expiration date and is diligently pursued to completion.
- B. Upon request of the property owner, the City Planner may extend a Certificate of Appropriateness for an additional period of twelve (12) months. The Planning Department may approve, approve with conditions, or deny any request for extension.

**Sec. 9-1.2640:****Revocation of Certificates of Appropriateness and Economic Hardship**

- A. A Certificate of Appropriateness or Economic Hardship may be revoked or modified if due to:
  - 1. Noncompliance with any terms or conditions of the Certificate,
  - 2. Noncompliance with any provision in this article, or

3. A finding of fraud or misrepresentation used in the process of obtaining the Certificate.

**B. Procedures.** Any member of the Historic Preservation Subcommittee may initiate revocation proceedings.

1. Once Revocation proceedings have been initiated, it shall be scheduled for the next Historic Preservation Commission meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
2. The Historic Preservation Commission, within sixty (60) days of initiation of the proceedings, shall revoke or continue the certificate.
3. The applicant shall be notified of the Commission's decision by mail within ten (10) days.

**C.** Once revocation proceedings have been initiated work being done relative to the Certificate shall be immediately suspended until a final determination by the Historic Preservation Commission can be made.

**Sec. 9-1.2642:**

**Historic Preservation Trust Fund**

The Historic Preservation Trust Fund is established to provide funding for the conservation, preservation, restoration, and rehabilitation of historic resources in the City of Ontario. The Ontario City Council provide the policy direction for expenditures from the Trust Fund.

**A. Program Administration.** Program administration for the Historic Preservation Trust Fund shall be administered by the Ontario Planning Department (program administrator), or any other department responsible for the administration of Ontario's Historic Preservation Program.

**B. Funds.** The Historic Preservation Trust Fund (Fund) is hereby established to provide funds for Historic Preservation projects within the City of Ontario. All funds deposited in the Historic Preservation Trust Fund shall be used solely for the conservation, preservation, restoration, and rehabilitation of historical resources as provided in this Section.

1. **Financial Administration.** The financial administration (financial administrator) of the Historic Preservation Trust Fund shall be the City Manager, or his designee, in accordance with State and Local laws.
2. **Deposits.** All funds received by the City of Ontario for Historic Preservation purposes shall be deposited in the Fund. The Finance Department may establish separate accounts within the Fund for the purpose of separating deposits according to their origin or intended purpose.
3. **Grants, Gifts and Donations.** In addition to any public funds appropriated expressly for the purpose of this section, the program administrator may apply for grants, gifts, donations, subventions, rents, royalties, and other financial support, or real or personal property, from private sources, pursuant to City policies. All money received from private sources shall be deposited in a separate account established pursuant to Section 9-1.2642(B)(1) and shall be appropriated to the program administrator for expenditures for Historic Preservation projects pursuant to this Section.
4. **Deposit of Proceeds.** All proceeds from any lease, rental, sale, exchange, or transfer of real property, or any interest therein or option thereon, made pursuant to Section 9-1.2642(D)(3) shall be deposited in the fund together with any other reimbursements, repayments, and income received by the program administrator.

**C. Historic Preservation Commission.** The Historic Preservation Commission (Commission) shall act as an Advisory Board to the City Council for the Historic Preservation Trust Fund. They shall have the authority to make recommendations to the City Council for:

1. Applications for grants and loans;
2. Acquisition of property in accordance with the provisions of this section.
3. Entering into any contract, lease, agreement, etc., in accordance with the provisions of this section.
4. Undertake any other action or activity necessary or appropriate to implement its powers or duties to fulfill the objectives of the Historic Preservation Trust Fund.

#### **D. Historic Preservation Trust Fund Program Activities**

##### **1. Properties.**

- a. **Acquisition.** Pursuant to the Property Acquisition Law (Part 11 (commencing with Section 15850) of Division 3 of Title 2 of the Government Code), the City of Ontario may acquire, fee title, or any lesser interest, in any real property whose preservation is required to meet the policies and objectives of the Ontario's Historic Preservation Program. The City may accept gifts or dedications of real property in order to meet the purposes of this chapter. The City may enter into an option to purchase real property in order to meet the purposes of this chapter.
  - b. **Agreements for Preservation and Management.** The financial administrator may, in order to carry out historic preservation projects for purposes of Section 9-1.2642(A), initiate, negotiate, and participate in agreements for the preservation and management of historical resources under its control with public agencies, nonprofit organizations, private entities, or individuals, and enter into any other agreements authorized by state law, as approved by the City Council.
  - c. **Real Property Transactions; Authorization.** Notwithstanding any other provision of law, the financial administrator may lease, rent, sell, exchange, or otherwise transfer any real property, or interest therein or option to purchase, acquired under this section, provided that the City Council, determines that the action is in the best interests of the City.
  - d. **Acquisition, conservation, return and transfer of title.**
    - i. The City Council may acquire any interest in real property pursuant to Section 9-1.2642(C)(1), with historical, including archaeological, significance, or necessary for the preservation or management of any such property, in order to prevent the loss of historic integrity or imminent destruction or to otherwise secure the preservation of the historical resource.
    - ii. The program administrator may undertake conservation or preservation activities for historical resources acquired under this section.
    - iii. The program administrator shall encourage, to the greatest extent feasible, the acquisition of historical resources by other qualified purchasers.
    - iv. The City Council shall take all feasible action to return or transfer title to the historical resources to a nonprofit organization, another public agency, private entity, or individual, for all properties acquired for historical resources preservation under this section.
- 2. Loans and Grants.** Money in the fund shall be available, upon appropriation by the City Council and recommendation of the Commission, for loans and grants to public agencies, nonprofit organizations, and private entities, to carry out the purposes of this Section.

- a. **Grant Agreements.** No loan or grant shall be made except pursuant to an agreement with the City, and subject to terms and conditions approved by the City Council, upon recommendation of the Commission, that ensure that the loan or grant carries out the purposes of this section.
- b. **Authorization to contract and issue grants.** The financial administrator, or his designee, may, as approved by the City Council, enter into contracts and make grants with public agencies, nonprofit organizations, or private entities for the purposes of Ontario's Historic Preservation program as listed in Section 9-1.2605 and to carry out activities for this purpose.
- c. **Grants award; maximum amount.** The City Council may award grants on a competitive basis to public agencies, nonprofit organizations, and private entities for the preservation of historical resources. A grant may be awarded on a noncompetitive basis for emergency purposes only. Provisions for emergency grants will be adopted by the City Council.
- d. **Matching funds.** The City Council shall adopt guidelines for determination of the amount of matching funds required, if any, for a grant.
- e. **Excess funds.** After completion of the historic preservation project, the grant recipient shall return to the Trust Fund the amount of the grant that exceeds the eligible project costs.

### **3. Grant Projects.**

- a. **Type of Projects.** Grants and loans are hereby established for the following types of projects:
  - i. **Development Projects.** These are projects that involve the acquisition, preservation, restoration, or exterior rehabilitation of a historic property.
  - ii. **Planning Projects.** These are projects that identify, document and record historic resources according to applicable local, state and federal standards, and/or contribute to the development of the City's historic context, and/or contribute to the development of a conservation or preservation plan.
  - iii. **Interpretative Projects.** These are projects that create interpretative media to educate the public on Ontario's history and/or historic resources.
- b. **Qualifying Properties.** For a development projects and planning projects for a specific property, the property must be a designated Local Historic Landmark, a contributing structure in a designated Local Historic District, or listed on the California Register of Historic Resources or the National Register of Historic Places.
- c. **Project Selection Criteria.** The Commission shall develop criteria and a selection process for the awarding of grants. The City Council shall adopt the criteria and selection process.



**Sec. 9-1.2645:**

**Mills Act**

A Mills Act contract process is established to provide economic incentives for the preservation of a Designated Historic Landmark or contributing structure within a Designated Historic District.

**A. General Requirements.**

1. All Designated Historic Landmarks, contributing structures in Designated Historic Districts and properties listed on the National Register of Historic Places or the California Register of Historic Resources are eligible for Mills Act Contracts, pursuant to the provisions of Article 12, Section 50280 through Section 50289, Chapter 1, Part 1, Title 5, of the California Government Code.

**B. Required provisions of a Mills Act contract.** All Mills Act contracts shall comply with the provisions listed in Section 50281 of the California Government Code, which includes, but is not limited to, the following:

1. The term of the contract shall be for a minimum of ten (10) years.
2. Compliance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the State Historic Building Code.
3. Periodic inspections to determine the owner's compliance with the contract.
4. For it to be binding upon, and insure to the benefit of, all successors in interest of the owner.
5. Written notice to the State office of Historic Preservation within six months of entering into the contract

**C. Applications**

1. All applications shall be filed with the Planning Department. The applicant is encouraged to confer with the Planning Department before submittal of the application.
2. All Applications shall include:
  - a. A copy of the latest grant deed for the property
  - b. A rehabilitation plan / maintenance list of the work to be completed within the ten (10) year contract period, including cost estimates and the year in which the work will be completed.
  - c. A financial analysis form showing current property taxes and estimated taxes for the property under a Mills Act contract.
  - d. Required Fee(s).

**D. Mills Act Contract Procedures**

1. The Planning Department shall review all applications.
2. The Planning Department shall determine the completeness of the application within thirty (30) days.
3. Once an application is determined complete, it shall be scheduled for the next Historic Preservation Subcommittee meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.

4. The Subcommittee shall make a recommendation in writing. The Subcommittee shall transmit its recommendation to the Historic Preservation Commission, the property owner(s), and the applicant.
5. Upon receipt of the recommendation from the Subcommittee, the application shall be scheduled for the next Historic Preservation Commission meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
6. The Historic Preservation Commission shall make a recommendation in writing and transmit its recommendation to the City Council, the property owner(s), and the applicant.
7. The City Council, within sixty (60) days of receipt of the recommendation from the Commission, shall approve or disapprove the application.
8. The applicant shall be notified of the Council's decision by mail within ten (10) days.
9. The approved contract shall be recorded with the County Recorder within twenty (20) days of approval.

**E. Non-renewal.**

1. A Mills Act contract shall be a perpetual 10 year contract that automatically renews annually.
2. Non-renewal can be filed by either party by written notice.

**F. Cancellation.** A Mills Act contract may be cancelled or modified if due to:

1. Noncompliance with any terms or conditions of the contract,
2. Noncompliance with any provision in this article, or
3. A finding of misrepresentation or fraud used in the process of obtaining the contract.
4. Destruction of the Historic Resource by fire, flood, wind, earthquake or other calamity, or the public enemy,
5. Taking of the Historic Resource by eminent domain.

**G. Cancellation Procedures.** Cancellation proceedings may be initiated by any member of the Historic Preservation Subcommittee.

1. Once cancellation proceedings have been initiated, it shall be scheduled for the next Historic Preservation Commission meeting, allowing for public noticing requirements in conformance with Section 9-1.0450.
2. The Commission shall make a recommendation to the City Council. The Commission shall transmit its recommendation to the City Council, and the property owner(s).
3. City Council, within sixty (60) days of initiation of the proceedings, shall cancel or continue the contract.
4. The property owner shall be notified of the Council's decision by mail within ten (10) days.

**H. Cancellation Fee.** If a Mills Act contract is cancelled due to subsections F1, F2 or F3 above, a cancellation fee equal to 12½ percent of the current fair market value shall be assessed.

**Sec. 9-1.2647:****Historic Rehabilitation Financing Program**

The Marks Historic Rehabilitation Act of 1976 was established by the State of California to allow cities and counties to provide long term, low interest loans to finance the preservation, restoration, and rehabilitation of historic resources. The City of Ontario hereby establishes a Historic Rehabilitation Financing Program in accordance with and subject to, the provisions of the Marks Historic Rehabilitation Act of 1976.

**A. Rehabilitation Areas.**

1. **Downtown – Euclid Avenue Area.** This area consists of Downtown Ontario and extends north to include the Historic Districts adjacent to Euclid Avenue. The Boundaries of the area are as follows: Starting at the intersection of the centerlines of State Street and San Antonio Avenue, north to the Northern city limits, east to the centerline Sultana Avenue south to the centerline of “G” Street, east to the centerline of Campus Avenue, south to the Centerline of State Street, west to the starting point.
2. **Guasti.** This area consists of the Historic Guasti Winery. The boundaries of the area are as follows: Starting at the intersection of the centerline of Archibald Avenue and the Southern Pacific Railroad Mainline, East to 550.19 feet east of the centerline of Turner Avenue, North 492.08 feet, west to the centerline of Turner Avenue, north to the centerline of the San Bernardino Freeway (Interstate 10), west to the centerline of Archibald Avenue, south to the starting point.

**B. Eligible Structures.** Any building, structure, object, site, etc. eligible for funding under this program must be within a rehabilitation area as defined in subsection A, and must be a designated Local Historic Landmark, a contributing structure to a designated Local Historic District, or listed or determined eligible for listing, on the California Register of Historic Resources or the National Register of Historic Places.

**C. Rehabilitation Requirements.** Any building, structure, object, site, etc. rehabilitated with funding from this program, must meet the following requirements:

1. **Rehabilitation Standards.** Any rehabilitation must use the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring Reconstructing Historic Buildings and any local preservation and design guidelines.
2. **Maintenance.** Any building, structure, object, site, etc. rehabilitated with funding from this program must be maintained for a period of at least ten (10) years from the completion of the rehabilitation.

**D. Advisory Board.** An Advisory Board will be created pursuant to and in accord with State Law, if and when the provisions of this section are deemed warranted.

**Sec. 9-1.2650:****State Historic Building Code**

The California State Historic Building Code (SHBC) provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures surveyed and identified as an Historical Resource. The SHBC may be used for any Historical Resource in the City’s building permit procedure.

**Sec. 9-1.2652:**

**Incentives for Historic Preservation**

The following section is provided to allow for incentives to be used to support the preservation, maintenance and appropriate rehabilitation of the city's designated historic resources.

**A. Eligible Properties.** Preservation incentives shall be made available to owners of the following types of properties:

1. Properties listed on the National Register of Historic Places; or
2. Properties listed on the California Register of Historic Resources; or
3. Properties designated as Local Historic Landmarks
4. Properties that are contributing structures in designated Local Historic Districts

**B. Eligible Projects.** The following types of projects would be eligible for preservation incentives. Any project listed below must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and is approved by the Historic Preservation Commission.

1. Restoration or Exterior Rehabilitation that includes the restoration, repair or replacement, in kind, of significant architectural features and that complies with the Secretary's Standards; or
2. Re-roofing with similar material or repair and replacement of roofing where the roof is a significant architectural feature; or
3. Relocation to another site; or
4. Restoration of designated interior spaces and that complies with the Secretary's Standard; or
5. Seismic reinforcement or structural rehabilitation; or
6. Replacement of building systems that will further the preservation of the historical resource.
7. Additions (eligible for development incentives only).

**C. Types of Incentives.** The following incentives may be used for eligible projects as listed above:

1. **Economic and Financial Incentives.** The following incentives may be applied to a project approved by the Historic Preservation Commission, or where applicable the Historic Preservation Trust Board of Trustees, and subject to approval by the City Manager, or where applicable, the City Council:
  - a. Grants approved through the Historic Preservation Trust, as prescribed in Sec. 9-1.2642;
  - b. Approval of a Mills Act contract, as prescribed in Sec. 9-1.2645;
  - c. Approval of funding through the Historic Rehabilitation Financing Program, as prescribed in Sec. 9-1.2647;
  - d. Grants or loans through other City Funding Sources , including but not limited to Redevelopment funds and Housing funds;
  - e. Preservation Easements;
  - f. Reduction or elimination of building plan check or permit fees;

- g. Reduction or elimination of development impact fees;
- h. Reduction or elimination of any other applicable City fees.
- i. Federal Rehabilitation Tax Credits (applied through the California Office of Historic Preservation)

**2. Development Incentives.**

- a. State Historic Building Code.
- b. Parking Variances. For single family residences, the zoning requirement for 2 parking spaces within an enclosed garage when adding floor area shall be waived if an existing 1-car garage contributes to the significance of the property and/or district and it is in good condition or, if deteriorated, it will be returned to good condition as part of the work to add new living space to the residence.
- c. Setback Reduction. Reductions in required setbacks or height requirements may be granted when the reduction allows for the restoration of a character defining feature, or allows for character defining features to be replicated in additions to historic structures. In no case shall a reduction in a setback be granted when the reduction will cause an adverse affect to the property, of cause an adverse affect to the character of the neighborhood or district.

**Sec. 9-1.2655:**

**Preservation Easements**

Preservation easements on the facades of buildings designated as an Historical Resources may be acquired by the City, or on the City's behalf, by a nonprofit group designated by the City through purchase, donation, or condemnation pursuant to California Civil Code 815.

**Sec. 9-1.2660:**

**Transfer of Development Rights**

(SECTION RESERVED)

**Sec. 9-1.2665:**

**Duty to Keep in Good Repair**

- A. The owner, or other person in charge of an Historical Resource has a duty to keeping in good repair all of the exterior features of such Resource, and all interior features thereof which, if not maintained, may cause or tend to cause the exterior features of such resource to deteriorate, decay become damaged or fall into a state of disrepair.
- B. All Historical Resources shall be preserved against such decay and be kept free from structural defects through the prompt repair of any of the following:
  - 1. Facades which may fall and injure a member of the public or property,
  - 2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports,
  - 3. Members of ceilings, roofs and roof supports or other horizontal members which age, split or buckle due to defective material or deterioration,

4. Deteriorated or insufficient waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors,
  5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering,
  6. Any fault or defect in the building, which renders it not properly watertight or structurally unsafe.
- C. A Certificate of Appropriateness shall not be issued for the demolition of an Historical Resource because of the failure of the owner to comply with the provisions of this section.
- D. It shall be the duty of the Building Official to enforce this section with guidance from the Commission.

**Sec. 9-1.2670:****Ordinary Maintenance and Repair**

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this chapter that does not involve a change in design, material, or external appearance thereof.

**Sec. 9-1.2675:****Unsafe or Dangerous Conditions**

- A. Nothing contained in this Article shall prohibit the construction, alteration, restoration, demolition, or relocation of any Historical Resource when such action is required for public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California State Historic Building Code.
- B. The Planning Department shall, upon an assessment and recommendation of the Building Official, certify to the Commission that such a condition exists. In such a case, a Certificate of Appropriateness shall not be required.

**Sec. 9-1.2680:****Enforcement and Penalties**

- A. Any person who violates a requirement of this ordinance or fails to obey an order issued by the Commission or comply with a condition of approval of any certificate or permit issued under this article shall be guilty of a misdemeanor.
- B. Any alteration or demolition of an Historical Resource in violation of this Article is expressly declared to be a nuisance and shall be abated by restoring or reconstructing the property to its original condition prior to the violation. Any person or entity who demolishes or substantially alters or causes substantial alteration or demolition of a structure, in violation of the provisions of this Article, shall be liable for a civil penalty.
- C. Alteration or demolition of an Historical Resource in Violation of this Article shall authorize the City to issue a temporary moratorium for the development of the subject property for a period not to exceed twenty-four (24) months from the date the City becomes aware of the alteration or demolition in violation of this article. The purpose of the moratorium is to provide the City an opportunity to study and determine appropriate mitigation measures for the alteration or removal of the historic structure, and to ensure measures are incorporated into any future development plans and approvals for the subject property. Mitigation measures as determined by

the Planning Department, Historic Preservation Subcommittee and/or Historic Preservation Commission shall be imposed as a condition of any subsequent permit for development of the subject property.

- D. In the case of demolition, the civil penalty shall be equal to one-half the assessed value of the Historical Resource prior to the demolition. In the case of alteration, the civil penalty shall be equal to one-half the cost of restoration of the altered portion of the Historical Resource. Once the civil penalty has been paid, building and construction permits and/or a Certificate of Occupancy may be issued.
- E. The City Attorney may maintain an action for injunctive relief to restrain a violation or cause, where possible, the complete or partial restoration, reconstruction or replacement of any structure demolished, partially demolished, altered or partially altered in violation of this Article.

### **Sec. 9-1.2685:**

#### **Historic Preservation Guidelines**

In order to ensure that Ontario's historic buildings are preserved for future generations, the following guidelines have been developed to assist owners in the preservation, rehabilitation, protection and maintenance of their historic building. The guidelines are adapted from the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

#### **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**

Any proposed work on an Historical Resource should follow the intent of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. These standards were developed by the federal government to set up very broad, general philosophical principles regarding work done to historic properties. Any proposed work should follow these general principles while meeting the guidelines set forth in this section.

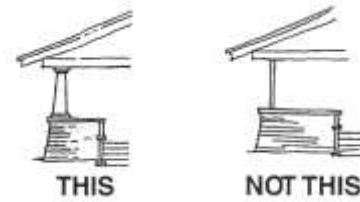
#### **ADDITIONS**

- A. **CONVERTING EXISTING SPACE** – Using existing areas of the structure can provide additional usable square footage.  
Conversions of basements and attics to habitable space are the most preferred way of adding square footage. Consider introducing dormers to facilitate conversions. Small bays, if strategically spaced and in keeping with the overall design of the house, can accommodate more habitable space while maintaining the integrity of the overall design.
- B. **NEW CONSTRUCTION** – All new construction shall be consistent with the existing structure.  
Large additions should be placed at the rear or side of structures to minimize visual impacts. New additions should be handled in one of two ways:
  - 1. **Seamless additions.** Additions that forms a new dominant building mass consistent with the historic style and uses materials and architectural designs indistinguishable from what exists;
  - 2. **Accented additions.** Additions that expresses a new building projection as an additive element, reinforcing the identify of the original building, and is made from compatible, but not necessarily identical materials.
  - 3. New construction along the front of a building should generally maintain the proportion and arrangement of openings, projections, and other features.
  - 4. Upper-story additions are discouraged unless they are consistent with the original design and character of the house style.

5. The architectural style shall be consistent with the original structure and shall use material similar to those used on the main structure, including siding treatment, windows, doors, trim, roof pitch, etc.
6. Details on the addition shall match the architectural details on the original structure such as latticework projecting beams, etc.

**C. Garages and other Accessory Structures –** Garages and other accessory structures shall be consistent with the historic character of the main structure.

1. The architectural style shall be consistent with the main structure and shall use material similar to those used on the main structure, including siding treatment, windows, doors, trim, roof pitch, etc.
2. Details on the accessory structure shall match the architectural details on the main structure such as latticework, projecting beams, etc.
3. Garages shall be located to the rear of the property and detached from the main structure.



**Massed Columns on Porch Support**



**Porch Supports and Railings**

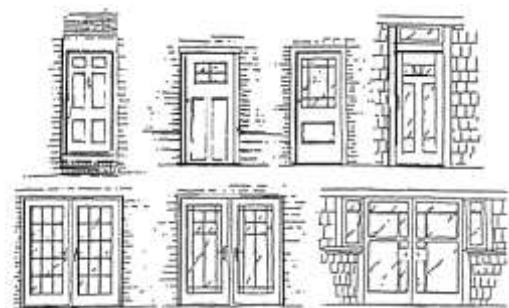


**Dormer Examples**

**ARCHITECTURAL FEATURES**

**A. COMMON FEATURES –** Traditional buildings and houses have many common features, regardless of the style of architecture.

- Raised front porch
- Massed columns on porch supports
- Vertical orientation of windows
- Window and door trim
- Garage door treatment (for garages facing street only) – recessed, windows, ornamentation, etc.
- Consistency of materials and colors with style of architecture
- Detailed porch supports and railings
- Dormers
- Chimney
- Balconies
- Window Boxes
- Ornamentation – grill work over windows, tile accents, pop outs, relief bands, etc



**Door Examples**

**B. DOORS –** Traditional doors relate to the style of architecture of the building. The following are examples of door styles



**C. WINDOWS** – Traditional windows relate to the style of architecture of the building. The following are examples of door styles

**D. ARCHITECTURAL STYLES** – Architectural styles should be used for new development that is compatible with the architecture of the neighborhood.

The following is a list of architectural styles and some common features found with the style. This list of architectural styles has been developed with the assistance of the California Office of Historic Preservation and these styles are the only styles approved, except where noted, for use with Historic Resource Surveys. The list is based on the following books about California Architecture:

**The Guide to architecture in San Francisco and Northern California** by David Gebhard, Robert Winter and Eric Sandweiss

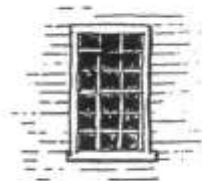
**Guide to the Architecture of Los Angeles and Southern California** by David Gebhard and Robert Winter

The list of architectural styles has been revised to include only those styles either present in Ontario, or those styles, which could be used for infill development. In addition, the descriptive drawings are taken from the books:

**A Field Guide to American Houses** by Virginia & Lee McAlester; and

**American Shelter** by Lester Walker

VERTICALLY ORIENTED WINDOW

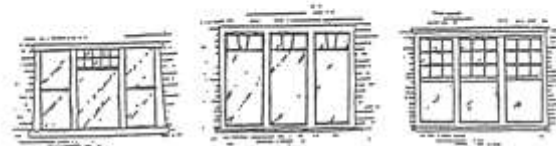
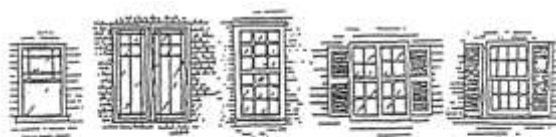


THIS



NOT THIS

Window Proportions



Window Examples

## GOTHIC REVIVAL

1850s – 1900s

The Gothic Revival movement began thirty years before the founding of Ontario but it continued into the late 1940s and early 1950s. The Gothic Revival style is the earliest of the three Gothic Revival styles. The other two are the Late Carpenter's Gothic Revival (1860s-1900s) and the Late Gothic Revival (1895-1940s). This style often combined classic Greek Revival buildings with Gothic Revival elements.

This style, while not built in Ontario, is compatible with the development of Ontario's downtown area. The Gothic Revival style was most often used on churches.

### COMMON FEATURES

- High-pitched roofs
- Projecting pinnacles
- Decorative bargeboards on gable cornices
- Frequent occurrence of wall gables
- Split pilasters in porches
- Multi-colored bands, used especially with brick
- Open Tudor arches, used most in porches

### WINDOWS

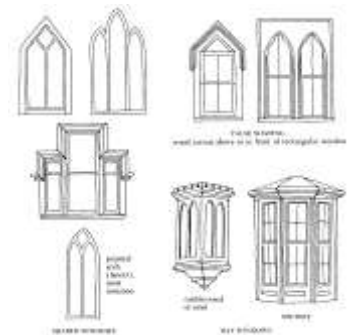
Windows were typically pointed, lancet windows with wood frames.

### DOORS

Doors were typically wood, either plain or ornate. Doors were also typically stained. Doorways were also pointed with lancet arches to match the lancet windows

### COLORS

Buildings were painted a light color. Exposed brick (not painted) was also typically used. Accent colors for window and door frames were typically darker, richer colors.



St. Joseph's Church, Denver

## ITALIANATE

1860 - 1880s



Like many Victorian-era styles, Italianate emphasized vertical proportions and richly decorative detailing. It was found on residential, commercial, and industrial structures in America from about 1870 up until the turn of the century.

Italianate is characterized by a low pitched hip roof, wide overhangs, bracketed cornice, a variety of fenestration (usually very tall, narrow, double-hung, one-over-one windows), molded window surrounds, and occasionally a cupola or balustrade balcony. Simple Italianate structures have a hip roof, bracketed eaves, and molded window surrounds. A more elaborate or high style example may feature arcaded porches, corner quoins, towers, and ornate detailing.

There are also some Italianate structures that are flat roofed, with a front bay and entrance, and a decorated cornice.

Some of Ontario's commercial buildings were *originally* designed with Italianate elements. While not typically built in Ontario, the Italianate style is easily compatible with Ontario's historic neighborhoods.

### COMMON FEATURES

- Low-pitched or flat roof
- Wide, overhanging eaves
- Decorative paired brackets and cornices
- Square cupola
- Wood frame
- Arcade porch topped with balustraded balconies
- Rectangular massing of house
- Elaborately decoration
- Balanced, symmetrical façade
- Emphasis on vertical proportions: 2 to 4 stories
- Tall, narrow, double-paned windows with hood moldings
- Side bay window
- Heavily molded double doors
- Roman or segmented arches above windows and doors

### WINDOWS

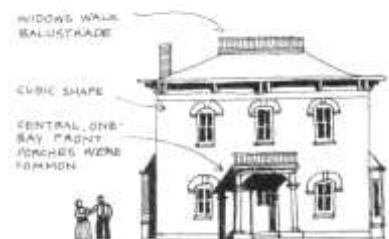
Windows were typically tall and narrow, double or single-hung windows with wood frames.

### DOORS

Doors were typically carved wood, or other ornate wood doors. Doors were also stained.

### COLORS

Homes were typically painted a light color with a second trim color. Sometime a third color was used on the window frames.



## LATE CARPENTER'S GOTHIC REVIVAL

1860 – 1900s

This is the second of the Gothic Revival styles. Most churches built in the late 1800s were the Late Carpenter's Gothic Revival style. This version of the Gothic Revival movement combined Victorian styles such as Eastlake and Queen Anne with Gothic Revival Elements.

Several early buildings in Ontario history were this style, unfortunately none of them remain. The best example was the original First Methodist Church. This style is compatible with the development of Ontario's downtown area. The Late Carpenter's Gothic Revival style was also most often used on churches.

### COMMON FEATURES

- High-pitched roofs
- Rectangular gable roof with tower
- Pointed spire tower roof
- Main entranceway either a lancet or segmented arch.
- Belfry openings lancet arch

### WINDOWS

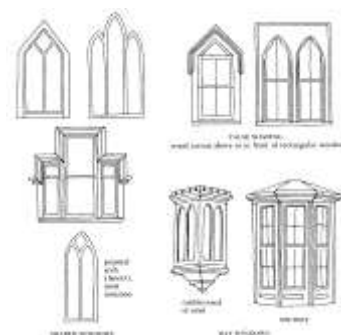
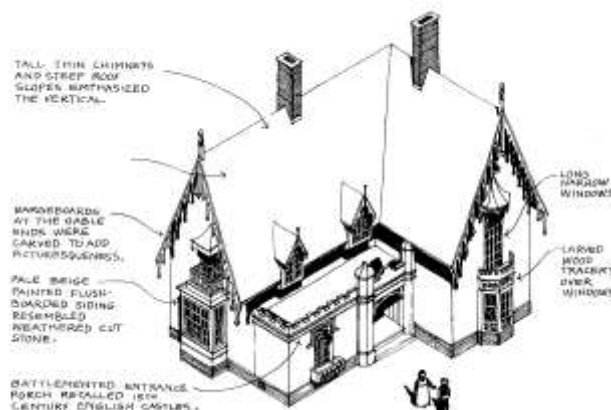
Windows were typically pointed, lancet windows with wood frames.

### DOORS

Doors were typically wood, either plain or ornate. Doors were also typically stained. Doorways were also pointed with lancet arches to match the lancet windows

### COLORS

Buildings were painted a light color. Accent colors for window and door frames were typically darker, richer colors.



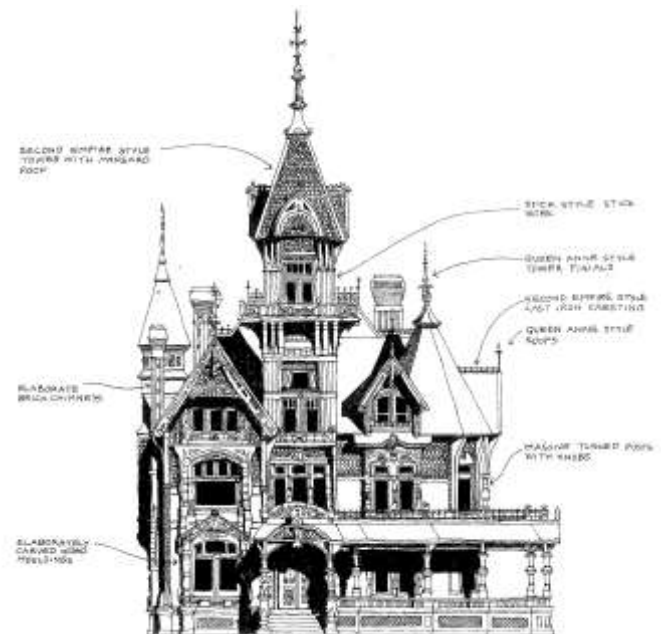
## EASTLAKE

1870 - 1880s

The Eastlake style is a decorative style that incorporated elements from the other Victorian styles (Queen Anne, Stick, and Second Empire, etc.). There are only a few examples of any of the Victorian styles in Ontario, and the Eastlake style is even more rare.

### COMMON FEATURES

- Large decorative porches
- High pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Wood siding or shingles for exterior walls
- Turned posts.
- Carved gable end decoration
- Cut out patterns on porch frieze
- Other typical features found in the Queen Anne, Second Empire and Stick styles

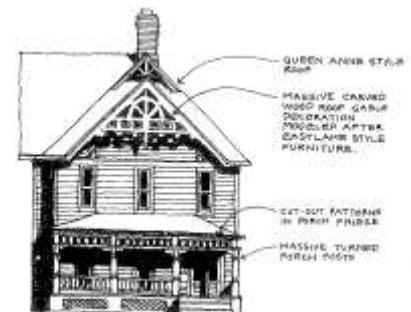


### WINDOWS

Windows were typically individual double or single-hung wood frame windows. Stained glass windows were also used to accent an interior or exterior feature.

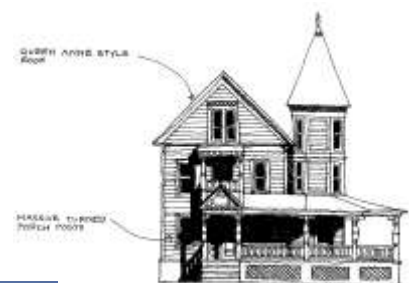
### DOORS

Doors were typically ornate, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes as was double doors for the front entrance.



### COLORS

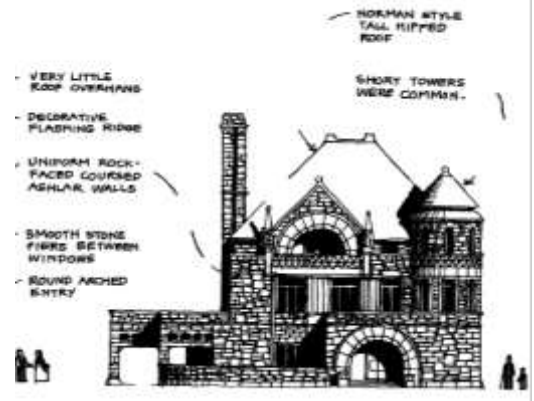
Homes were typically painted in color schemes consisting of 5 to 7 colors. Palettes were very eclectic, ranging from bright colors to muted tones. Every detail was painted in different colors to exentuate them.



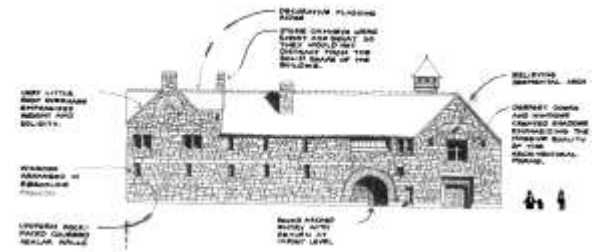


## 1870s – 1890s

There are no known buildings in Ontario that are this style but this style is compatible with the development of Ontario's downtown area.



- Use of weight and mass as prime elements
- Medieval type of building form
- Masonry walls
- Arch and dentil details on walls
- Extensive use of arch, typically an early Christian arch, used in middle east.
- Arch used a single arch or arcade.
- Deep recessed windows
- Squat columns
- Pressed metal bays and turrets



Windows were typically rectangular and divided into rectangular patterns by mullions and transoms.



Doors were typically wood, either plain or ornate. Doors were also typically stained. Doorways were also rectangular.

Buildings were typically natural stone. Accent colors for window and door frames were typically darker, richer colors.



## SECOND EMPIRE

1870s

The style takes its name from the French Second Empire during the Reign of Napoleon III. The style takes the grand new buildings that were being created in Paris at this time. The style became the most popular in America at the time. Many private homes and public buildings were created in this style.

The style began to die out before the Chaffey brothers founded Ontario. The style is, therefore, very rare. One of the few and best example of the style is the William Fallis House, Ontario's first Historic Landmark.

### COMMON FEATURES

- Mansard roof
- "Widow watch" towers
- Slate or wood shingle roofs
- Dormers in mansard roof
- Wood siding or smooth plaster finish stucco for exterior walls
- Symmetrical design
- Centered front porches
- Tall brick foundations and bases
- Turned porch columns
- Horizontal banding separating floors
- Tall windows
- Cast iron roof cresting

### WINDOWS

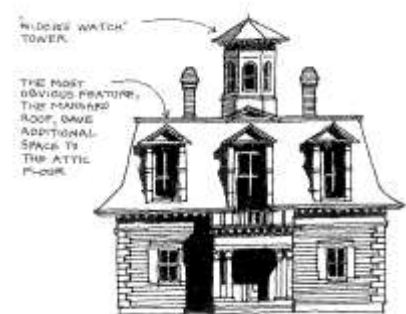
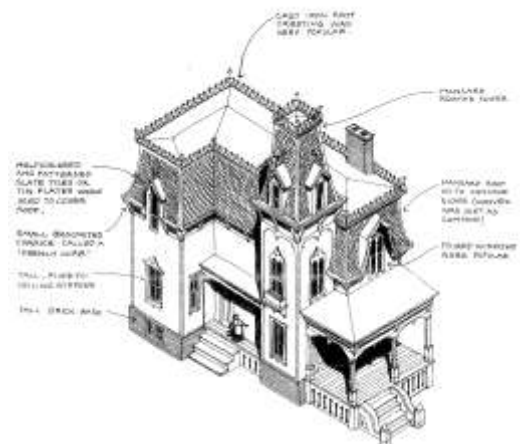
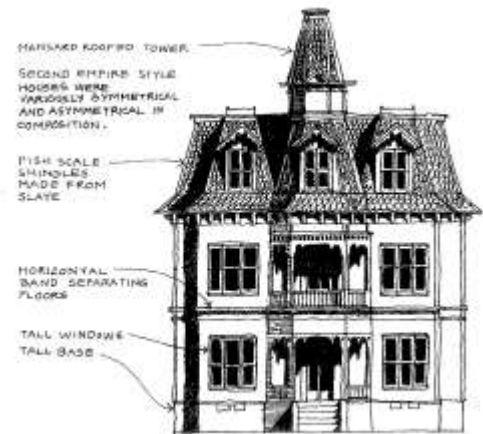
Windows were typically individual double or single-hung wood frame windows. They were often arranged in groups of two or three.

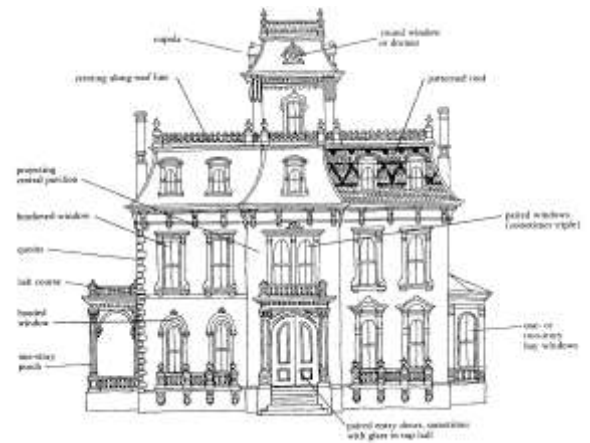
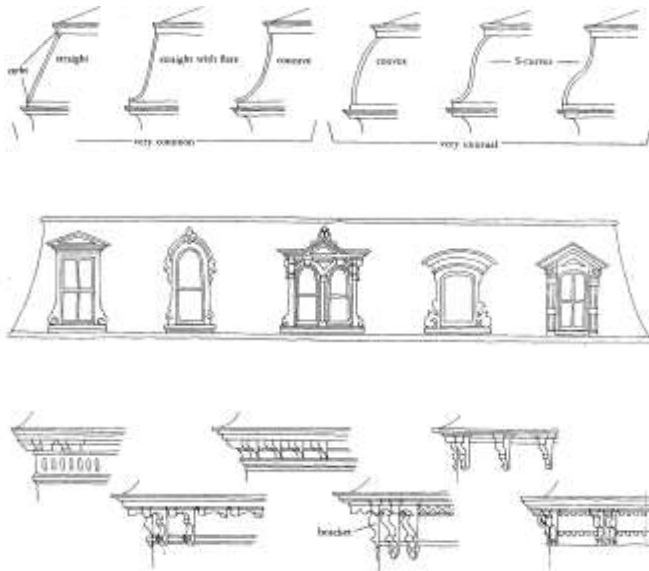
### DOORS

Doors were typically ornate, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes as was double doors for the front entrance.

### COLORS

Homes were typically painted in color schemes consisting of 4 to 7 colors, depending on the detail of the house. Palettes were very eclectic, ranging from bright colors to muted tones. Every detail was painted in different colors to excentuate them.







## STICK

1880s

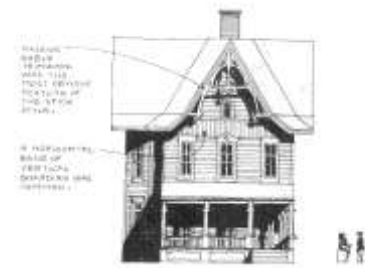
The Stick style of architecture which was popular from about 1860 to 1890. It was one of several styles of architecture employed during the Victorian era. Architectural critics of the day were stressing honesty in architectural design. That is, they believed that a building should visibly reflect its materials and method of construction. They were reacting against the excesses of the ornate Victorian styles. The more linear geometric stick style is a result of this reform movement. Of course, the actual structure of a stick style is not visible; the stick pattern is purely decorative. However, this pattern was reminiscent of medieval English building traditions in which the actual structural skeleton of the building was visible from the outside.

Some of the early homes in Ontario were built in the Stick style. There are some that are a mix of the Queen Anne and Stick styles. The most prominent Stick style home in Ontario is the Oakley House.



### COMMON FEATURES

- Overhanging eaves, usually with exposed rafter ends.
- Wood construction with boxy projections: bays, wings, and towers.
- A grid-work of raised boards called "stick work" overlaying the clapboarded wall surface.
- Irregular, asymmetrical forms and rooflines.
- Vertical, horizontal, or diagonal boards applied over clapboard siding
- Angularity, asymmetry, verticality
- Roof composed of steep intersecting gables
- Large veranda or porch
- Simple corner posts, roof rafters, brackets, porch posts, and railings



### WINDOWS

Windows were typically individual casement, double or single-hung wood frame windows. Stained Glass Windows were also used to accent an interior or exterior feature.

### DOORS

Doors were typically ornate, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes as was double doors for the front entrance.

### COLORS

Homes were typically painted in color schemes consisting of 5 to 7 colors. Palettes were very eclectic, ranging from bright colors to muted tones. Every detail was painted in different colors to excentuate them.



## VICTORIAN ECLECTIC

1880s – 1900

Victorian Eclectic structures are highly decorative and exhibit stylistic influences so numerous that they do not fit into any one of the previous single styles of architecture. Dating from the 1870s through 1900, these buildings feature an unusual combination of elements from a variety of Victorian styles. Details from the Queen Anne, Gothic, and Italianate styles were borrowed most often, combining to create highly decorative surfaces on many of the buildings. Victorian Eclectic structures tend to be broader and taller than the earlier styles, and more complex. This style, while needed to address local vernacular architecture, is not an approved architectural style by the California Office of Historic Preservation and shall not be used in Historical Resource Surveys.



Some early examples of the Victorian Eclectic style exist in Ontario. This style was also adapted into a variation of a bungalow and was often called a Folk Victorian, for its more whimsical details.

### COMMON FEATURES

- Square, symmetrical shape
- Brackets under the eaves
- Pediments
- Gothic pointed arches
- Sunburst detailing
- Roof cresting
- Semi-circular arched windows
- Oriel window
- Dormers
- Porches with spindlework or flat, jigsaw cut trim
- Carpenter gothic details
- Low-pitched, pyramid shaped roof
- Front gable and side wings



### WINDOWS

Windows were typically individual casement, or single-hung windows with wood frames. On some occasions, metal frames were used to replicate the iron work used on other details in the house.

### DOORS

Doors were typically carved wood, or other ornate wood doors. Doors were also stained.

### COLORS

Homes were typically painted white with a second trim color. Sometime a third color was used on the window frames.



## **COMMERCIAL**

**1883 – 1900**

The Commercial style is a style created to address the vernacular brick commercial buildings built in Ontario from 1885 until the early 1900s. The buildings were made of brick and were influenced by a variety of styles, including Queen Anne and shingle styles. This style, while needed to address local vernacular architecture, is not an approved architectural style by the California Office of Historic Preservation and shall not be used in Historical Resource Surveys.

Many of these buildings were altered in the 1950s to give them a more modern appearance, but most of the features are hidden under the alterations.

### **COMMON FEATURES**

- Brick walls
- Flat roof with decorative cornice
- Towers and other vertical projections at corners
- Recessed and projecting elements
- decorative pilasters

### **WINDOWS**

Windows were typically individual casement or single-hung wood frame windows.

### **DOORS AND STOREFRONTS**

Storefronts were typically large plate glass windows with a short bulkhead located on the ground. Above the storefront windows were small transom windows (operable or non-operable). Doors were glass with painted frames and occasionally decorative solid doors were used.

### **COLORS**

The base color of the building was the exposed brick. It was not painted. Accent colors for window and door frames were typically darker, richer colors.



## 1885 – 1900

ROUND, SQUARE, OR OCTAGONAL TOWERS WERE COMMON;

THE TOPRASH OF A WINDOW, SEEN THROUGH AN ARCH, WAS A COMMON GOTHIC DETAIL;

STAINED GLASS WAS FREQUENTLY USED FOR HALL AND STAIRCASE WINDOWS;

Labels in the drawing include:

- TRIPLE PORCHES WITH CORNICES
- TWO (EXPOSED) "SHEATHS" OF ROOF RAFTERS EXPOSED
- BRICKWORK "TOWER" WITH A CORNER ROOM
- CHIMNEY
- VERY LITTLE E. WOOD CORNICES
- FRONT PORCH WITH CORNICES
- REAR PORCH WITH CORNICES
- REAR PORCH WITH CORNICES

- Round, square or octagonal towers
- Steep pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Wood siding and/or shingles for exterior walls
- Large front porches.
- Rock or brick foundations and bases
- Turned porch columns
- Decorative shingle patterns, typically on gable ends
- Spindlework friezes on porch
- Brick chimneys
- Decorative brackets
- Stained glass windows.

triangular section in top of gable extended forward

porch roof enclosing gable

integral (recessed) porch, usually on upper floors

curtain bay

band of shingles or trim

overhangs, either real or simulated by ribs

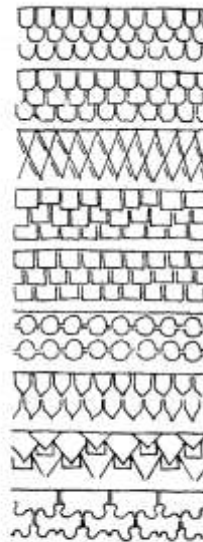
brackets accentuating real and false overhangs

carcouvered wall extensions

Doors were typically ornate, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes as was double doors for the front entrance.

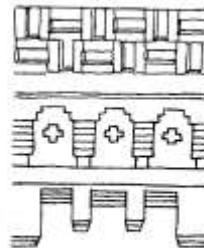


WOOD SHINGLES



These and numerous other variations may be used either singly or in combination; shingle patterns are most frequent in gables and in horizontal bands between floors, but may occur anywhere

BRICK



These and other patterns of brick texture and color are found in chimneys and in masonry walls



## SHINGLE

1890S – 1920

The Shingle style was known for its extensive use of shingles, hence the Shingle style name. While other Victorian styles of the era were very ornate, the Shingle style was not. It was simple in form and detailing and emphasized the uniformity of its surface materials. The Shingle style was one of the most popular styles on the East Coast, but it was not widely used in California. The most prominent use of the Shingle style was on the Coast of New England, more specifically Massachusetts.

There are no known buildings in Ontario that are this style but this style may be compatible with some of Ontario's oldest neighborhoods.

### COMMON FEATURES

- Round towers
- Steep pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Wood shingles for exterior walls
- Large front porches.
- Stone (sometimes brick) foundations and bases
- Extensive use of Dormers
- Use of Palladian windows.

### WINDOWS

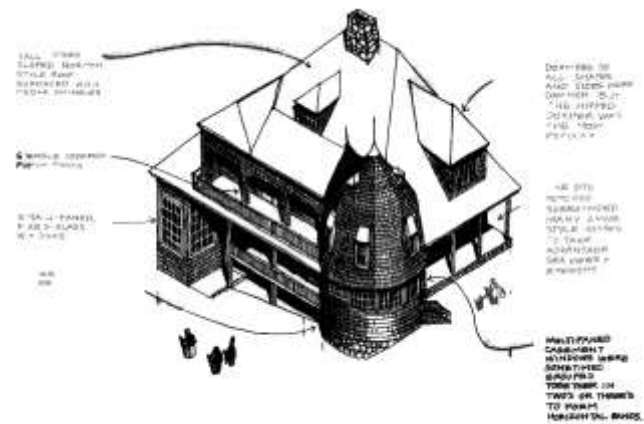
Windows were typically individual casement, double or single-hung wood frame windows with a multi-pane upper sash and a single-pane lower sash. Stained or beveled glass windows were also used to accent an interior or exterior feature.

### DOORS

Doors were typically plain but could include stained or beveled glass panels. Doors would also typically be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes.

### COLORS

Homes were not typically painted. The shingles were either left exposed in order to allow them to weather, or they were stained with a semi-transparent stain. Accent colors for window and door frames were typically darker, richer colors.



## BEAUX-ARTS

1890 – 1930

The Beaux-Arts style, also known as the Classical Revival style, was used predominantly in public buildings such as libraries and banks. The style was based on the Greek and Roman architectural orders. The style was very grandiose in nature and had monumental proportions. Many banks, libraries, churches and similar buildings chose the style because style implied importance. It was also the style typically chosen for homes for the very wealthy.

There are few existing Classical Revival buildings left in Ontario. There are no homes of the style existing in Ontario.

### COMMON FEATURES

- Smooth stone base
- Flat roof
- decorative cornice
- projecting pediment
- capped parapet wall
- Smooth wall surfaces, usually stucco (smooth plaster finish)

### WINDOWS

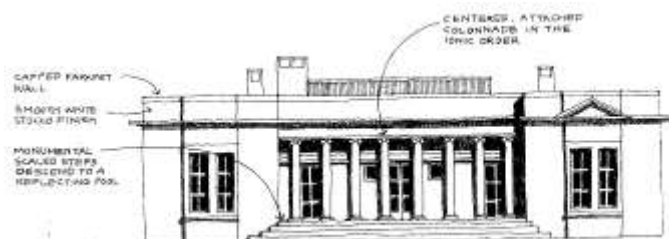
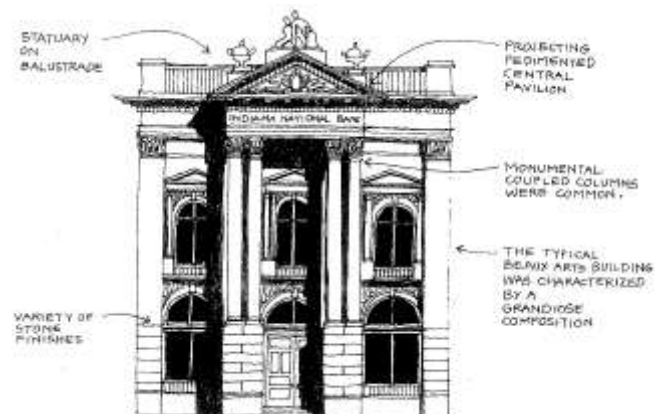
Windows were typically individual casement or single-hung wood frame windows.

### DOORS AND STOREFRONTS

Storefronts were typically large plate glass windows with a short bulkhead located on the ground. Above the storefront windows were small transom windows (operable or non-operable). Doors were glass with painted frames and occasionally decorative solid doors were used.

### COLORS

The base color of the building was white with the exposed smooth stone base. Trim and accent colors were typically light muted earth tones. There was very little variation in color.



## COLONIAL REVIVAL

1890 – 1915

One of the many Period Revival styles that became popular during the 1920s, the Colonial Revival style took elements from America's past. It was influenced by the Cape Cod, Georgian, and Federal styles. The style was simple and symmetrical, and had a variety different roof forms. This style was also adapted as a variation of the Bungalow style.

There are very few Colonial Revival homes in Ontario, but there are many examples of the Colonial Bungalow.

### COMMON FEATURES

- Wood clapboard siding (occasionally brick was used, not typical in Ontario)
- Gable or hipped roof
- Small centered porch
- projecting pediment
- simple porch columns
- symmetrical facade

### WINDOWS

Windows were typically individual single or double-hung wood frame windows.

### DOORS AND STOREFRONTS

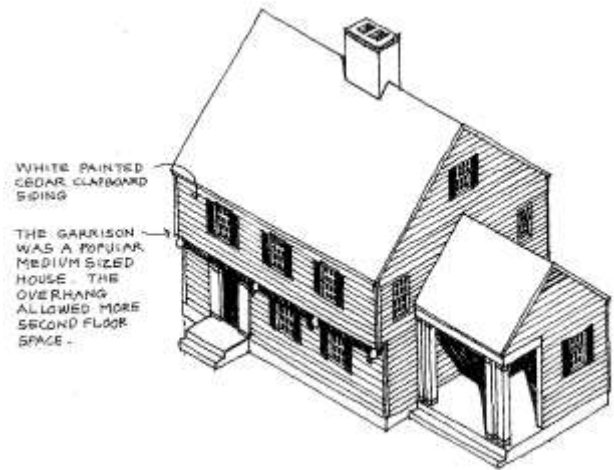
Doors were typically decorative solid doors with glass sidelights.

### COLORS

The base color of the building was typically lighter shades of blues, yellows and greens. Typical colors were blue grey and sea foam green. Trim and accent colors were typically white.

### BUNGALOW VARIATION

The Colonial Bungalow had the elements of the Colonial Revival style with one modification. Colonial Bungalows typically used a hipped gable roof, rather than just the straight gable or hipped roof.





## DUTCH COLONIAL REVIVAL

1890 – 1915

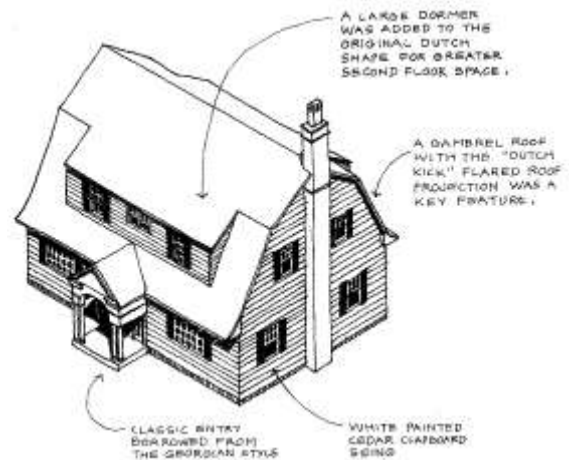
The Dutch Colonial Revival style is a version of the Colonial Revival style. It has all the typical features of the Colonial Revival style with one major exception, the roof. There are a few Dutch Colonial Revival style homes in Ontario, but the style was not as popular as the Colonial or other revival styles.

### ROOF

The typical roof style for a Dutch Colonial Revival is a gambrel roof with dormers on the second story.

### OTHER FEATURES

See Colonial Revival style for other features typically found in Dutch Colonial Revival homes.

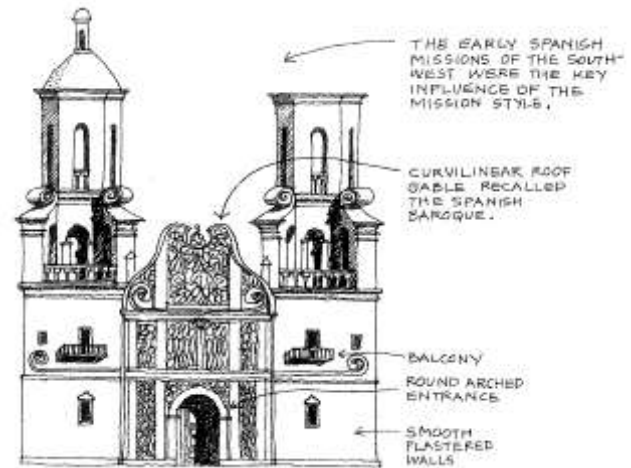


## MISSION REVIVAL

1890 – 1915

Developed earlier than the better known Mediterranean Revival, the Mission style became popular after several expositions and fairs which showcased the style in the mid 1890s.

Several Buildings in Ontario were built in the Mission style, including the Union Pacific Railroad Station, but only one remains. The only example of the style in Ontario the San Secondo de Asti Church at Guasti. Several of the stone warehouses at Guasti were also designed with Mission elements. The most famous local example of the style in Southern California is the Mission Inn, located in downtown Riverside.



### COMMON FEATURES

- Ornate low-relief carvings
- Curvilinear roof gables reminiscent of the Baroque style
- Balconies on Multi-story buildings
- Stuccoed or plastered walls
- Arcades (arched, post-and lintel)
- Towers (square, round)
- Decorated parapets

### WINDOWS

Windows were typically individual casement with wood frames. On some occasions, metal frames were used to replicate the iron work used on other details in the house



### DOORS

Doors were typically carved wood, or other ornate wood doors. Doors were also stained.

### COLORS

Homes were typically painted white with a second trim color. Sometime a third color was used on the window frames.

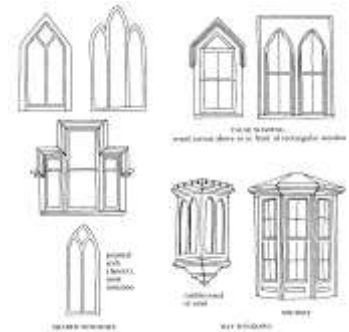


## LATE GOTHIC REVIVAL

1895 – 1940

The most common of the three Gothic Revival styles in California is the Late Gothic style. It is also the most accurate in terms of architectural details and form. Where as the earlier forms of Gothic Revival architecture combined other styles such as Greek Revival or one of the Victorian styles with Gothic Revival elements, the Late Gothic Revival style is more true to the English and French Gothic styles. The Late Gothic style was used primarily in churches and schools.

Several Churches in Ontario were designed in the Late Gothic Revival style, and each of them used unique materials. St. George Church is probably the best example of the style, with its brick exterior. Other good examples are the Bethel Congregational Church, which used stone as the exterior material, and the First United Methodist Church, which used a stucco exterior.



### COMMON FEATURES

- Simple smooth surfaces
- Steep pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Elaborate stained or leaded glass
- Designed to be low to the ground
- Large towers
- Main entranceway either a lancet or segmented arch.
- Belfry openings lancet arch

### WINDOWS

Windows were typically pointed, lancet windows with wood frames. Stained or leaded glass was also used.

### DOORS

Doors were typically wood, either plain or ornate. Doors were also typically stained. Doorways were also pointed with lancet arches to match the lancet windows

### COLORS

Buildings were painted a light color. For brick and stone buildings, the exterior was not painted. Accent colors for window and door frames were typically darker, richer colors.



## CRAFTSMAN

1895 – 1920s

The Craftsman Style was evolved from Arts and Craft movement that originated in England in the late 1800s. The craftsman variation of the bungalow is the dominant home style in Ontario's historic neighborhoods. There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows. The Craftsman style flourished in Southern California, with some of the best examples of the style in located in local neighborhoods. Cities such as Pomona, Monrovia, Riverside and Pasadena have entire neighborhoods of Craftsman style homes and Craftsman Bungalows. The most famous Craftsman style architects were Charles and Henry Greene, better known as Greene and Greene Architects. The best collection of their work is in several neighborhoods in Pasadena, including the Gamble House.



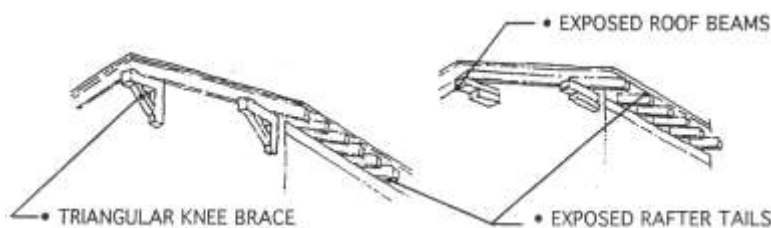
The Craftsman style developed as a contradiction to the Victorian era that preceded it. It was the first style that emphasized natural materials and functionality. The details were simple, contradicting the gingerbread of the Victorian home. The wood was stained, instead of painted, and the homes featured built in cabinets, buffets and benches. The moldings and other trim work was simple shapes, which could create complex designs. Tile fireplaces were also used.

MANY SMALL CRAFTSMAN HOUSES WERE INFLUENCED BY THE CALIFORNIA BUNGALOW.



### COMMON FEATURES

- Exposed rafters
- Low pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Wood siding or shingles for exterior walls
- Large porches.
- Rock foundations and bases
- River rock or brick columns
- Exposed wood beams and posts on porch structure
- Simple and large exposed attic vents
- Rock or brick chimneys



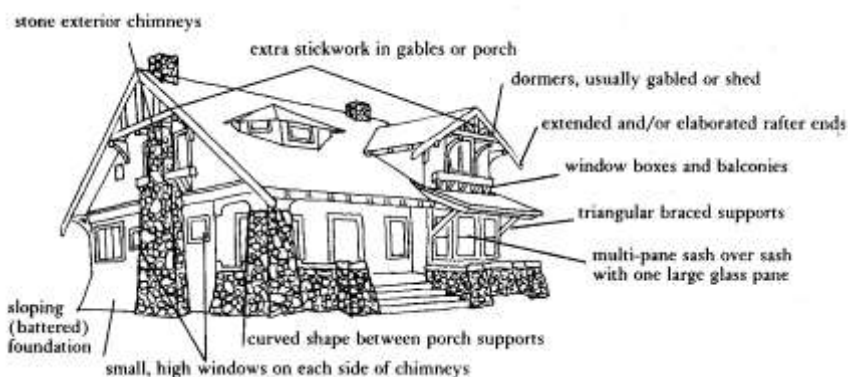
### WINDOWS

Windows were typically individual casement, double or single-hung wood frame windows. Stained Glass Windows were also used to accent an interior or exterior feature.

### DOORS

Doors were typically simple, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also used on larger homes.

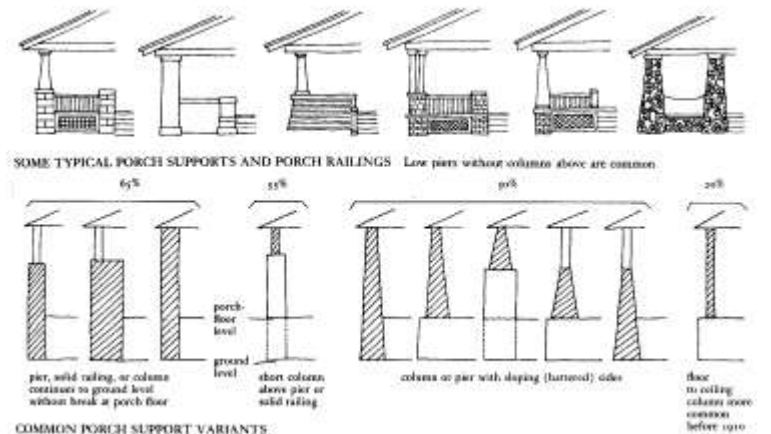
### Exposed Rafter Tails, Beams and Overhangs





**COLORS**

Homes were typically painted in color schemes consisting of 3 to 5 colors. Base colors were typically dark earth tones, usually browns or greens. Trim Colors were typically in contrast the base color. Darker homes used lighter colors, earth tones such as beiges and tans. With lighter homes using darker trim colors. Window frames and end rafters would be a third accent color, closer in shade to the base color. Exposed roof and porch beams would typically be painted dark brown. One alternative to the color scheme would be mixing color palettes. For example, a maroon base, an olive green trim and a dark brown window



frame.



## AMERICAN FOURSQUARE

1900s

The Foursquare is easily recognized by its square plan and overall simplicity. The majority of these houses were built during the first three decades of the 20th century. The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves with brackets or modillions, classical frieze with dentils, and a porch with hipped roof supported by simple Doric columns or square posts. Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. But, in each case, the basic square plan is predominant. Later Foursquare houses often had the same type of interiors as Bungalows with open floor plans, lots of built-ins, and fireplaces. It was popularized by pattern books and Sears Roebuck & Company mail order kits, the American Foursquare spread to residential neighborhoods throughout the United States. Sears also offered a machine that could manufacture cement blocks on site.

The majority of foursquare houses in Ontario are located on the West Side of Downtown. There are several along Euclid Avenue including the Pollock House, which is pictured below.

### COMMON FEATURES

- Box Shape
- Two-and-a-half stories high
- Four-room floor plan
- Brick, stone or wood siding
- Simple Low-hipped roof with deep overhang
- Large central dormer
- Side bays
- Doric columns
- Decorative brackets
- Dentils
- Classical frieze
- Modillions

### WINDOWS

Windows were typically individual casement, or single-hung windows with wood frames.

### DOORS

Doors were typically simple wood doors. Doors were also stained.

### COLORS

Homes were typically painted in three colors. Earth tones were commonly used. On some occasions, when the siding material changed between the first and second story (i.e. shingles and clapboard siding), two shades of the same color would be used to distinguish the change in material, typically the darker shade would be painted on the upper story.



## BUNGALOW

1900 – 1940

Although the bungalow is more of a type of home than a style, it is included in this list to address the smaller homes built from the late 1900s to 1940. The bungalow type of home was adapted to many architectural styles, but clear difference still remained. For example, a Craftsman home such as the Gamble House in Pasadena is far different than the many Craftsman Bungalows built in Southern California. The bungalow started in California in the early 1910s, primarily as an outgrowth of the Craftsman style. Bungalows are informal, simple houses designed to address the need for more affordable housing. Bungalow floorplans are informal with open spaces. Although there are many large, two story bungalows, most bungalows were typically one story. The bungalow became the first style of home to be built on a mass scale by contractor-builders. Tracts of these semi-custom homes were built on a speculative basis by developers, thus setting the foundation for tract home development that occurred after World War II.

The bungalow is the most common type in Ontario. As time passed variations of the bungalow developed based on many different architectural styles such as Colonial Revival, Victorian, and Mediterranean Revival. In California, a unique variation of the bungalow was created. Called the California Bungalow, it was a cross between the Craftsman and Mediterranean Revival styles. Ontario has examples of all these variations of bungalows.

Regardless of styles, bungalows had many common features and design elements. Many, but not all, of the Bungalow variations are included in the List of Architectural Styles approved by the California Office of Historic Preservation.

### COMMON FEATURES

- Open floor plan
- Large front porches
- Front stoop
- Low pitched roofs

### WINDOWS

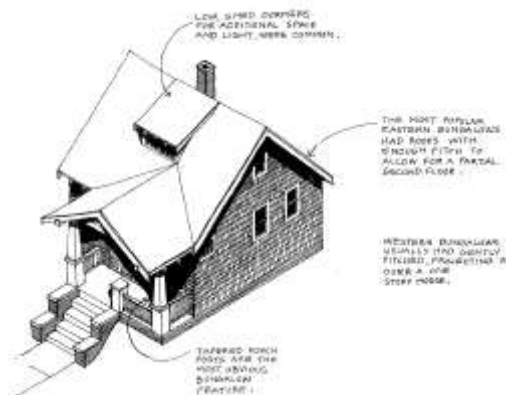
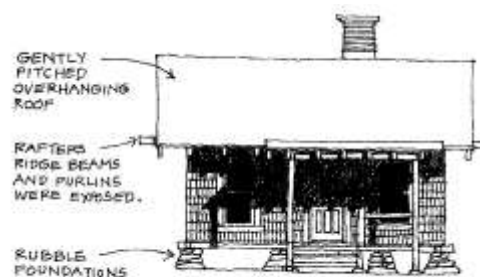
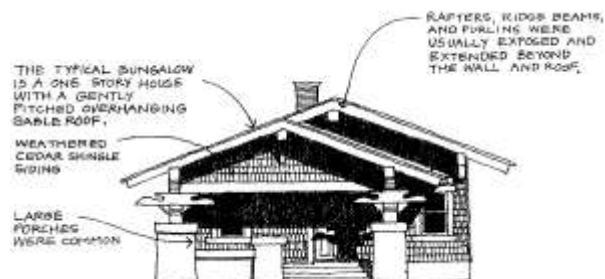
Windows were typically either single or double-hung windows or casement windows. Sliding windows were not used. Windows frames were made of wood. Bungalows had many windows to let in natural light. Windows were commonly grouped in sets of two or three. Front windows were typically large in size.

### DOORS

Front doors were typically large and decorative, based on style of architecture.

### COLORS

Based on style of Bungalow.





**VARIATIONS.** The following are some of the most common variations of bungalows.

**Craftsman Bungalow (1905 – 1940)** – Based on the Craftsman style home, and most notably the work of Greene and Greene Architects. It is the most common of the bungalows in Ontario and was dominant from the early 1910s through the mid 1920s. See Craftsman style for common features and details.

**Colonial Revival Bungalow (1905 – 1940)** – Based on the Colonial Revival style of architecture, these homes were built starting in the late 1910s and became more prevalent as the revival styles became popular in the 1920's. See Colonial Revival style for common features and details.

**Victorian Bungalow (1900 – 1920)** – Based on the Queen Anne style predominant in the late 1800s, these homes were built in the early 1910s and were not as popular as other styles.

**California Bungalow (1920 – 1940)** – A mix of the Craftsman and Mediterranean Bungalows, these homes were built in the early to mid 1920s as the popularity of the Craftsman style was dying and the Period Revival styles was rising.

**Mediterranean Bungalow (1920 – 1940)** – Based on the Mediterranean Revival style, these homes were built in the mid 1920s through the 1930s and are the second most common type of bungalow.

**Vernacular Bungalow (1900 – 1940)** – This variation of a bungalow is absent of architectural details that would categorize it in any particular style.





## FRENCH ECLECTIC REVIVAL

1900 - present

One of the many period revival styles that began in the 1920s and became popular in the late 1920s – early 1930s, the French Eclectic style replicated the cottages that dotted the French countryside, and were popular in fairy tales. There is a sub style that relates more towards the larger, formal homes in France.

There are many examples of French Eclectic homes, in Ontario, primarily in the Rosewood Court Historic District. There are no examples of the more formal sub group exist in Ontario.

### COMMON FEATURES

- Curved roof ridge to simulate thatched roof
- Wood Shake roof with wavy pattern
- Steep pitched gable roofs (or variations of the gable roof, i.e. cross gable, etc.)
- Stucco for exterior walls
- Small or no porches
- Multi-paned windows
- Large central chimneys
- Round silo type towers

### WINDOWS

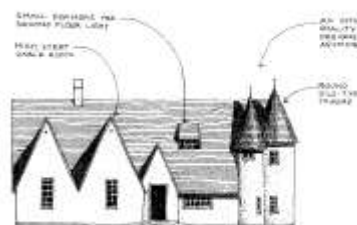
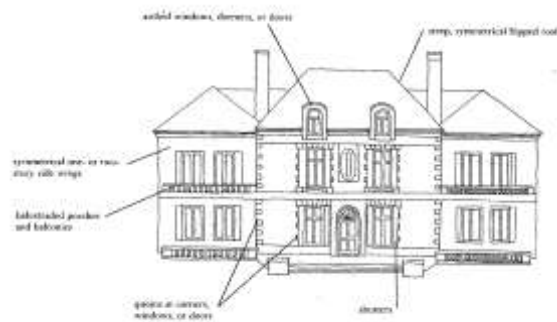
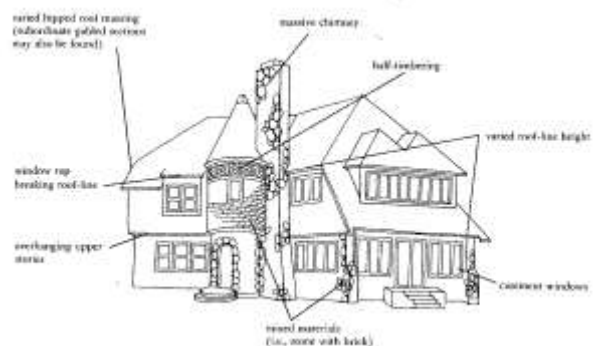
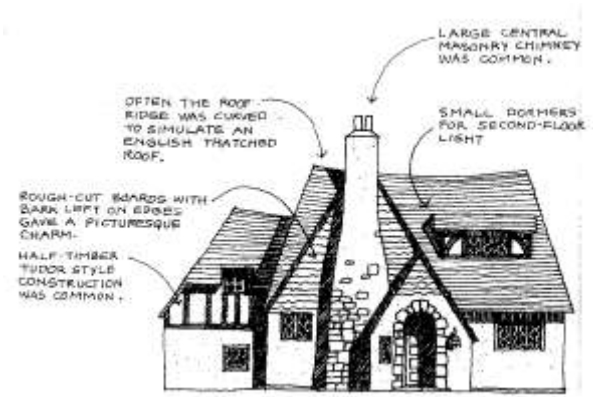
Windows were typically individual casement, double or single-hung multi-paned windows either wood or metal frames. Stained Glass Windows were also used to accent an interior or exterior feature.

### DOORS

Doors were typically simple, and could include stained or beveled glass panels. Doors would also be stained.

### COLORS

Homes were typically painted in color schemes consisting of 3 colors. Base colors were typically light earth tones. Trim Colors were typically in contrast the base color. Window frames would tend to be dark colors.

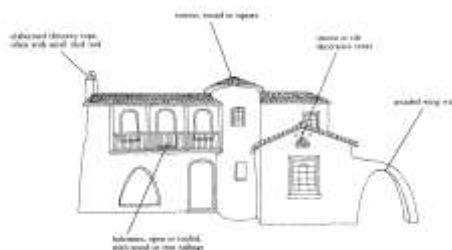
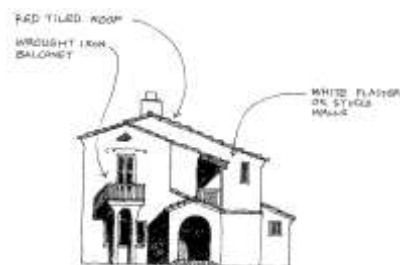


## MEDITERRANEAN REVIVAL

1900 – present

The Mediterranean Revival style is a mix of various elements and influences. It incorporates features and elements from the Spanish Colonial and Moorish Architecture in Spain and Portugal, Italian architecture, as well as the California Missions. Most 1920s Mediterranean Revival buildings were influenced by rural Italian villas and could be termed as a Rural Tuscan style.

The Mediterranean Revival style is the second most prevalent style in Ontario, next to the Craftsman. The Mediterranean Revival style was also incorporated into a version of the Bungalow. The best example of the Mediterranean Revival style in Ontario is the Guasti Villa, which was influenced by Italian architecture. There are also several famous Mediterranean Revival style homes in Southern California.



### COMMON FEATURES

- Ornate low-relief carvings, highlighting arches, columns, window surrounds and cornices and parapets
- Curvilinear gables
- Wing Walls
- Red tile hipped roofs
- Stuccoed or plastered walls
- Arched or straight windows with fancy wrought iron grilles
- Niches
- Decorative Vents
- Arcades (arched, post-and lintel)
- Towers (square, round)
- Decorated parapets
- Elaborate chimney tops
- Loggias
- Extensive use of tile, both interior and exterior.



### WINDOWS

Windows were typically individual casement, or single-hung windows with wood frames. On some occasions, metal frames were used to replicate the iron work used on other details in the house

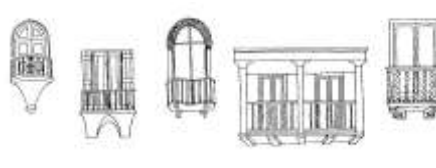
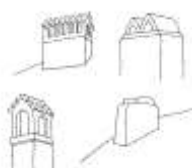
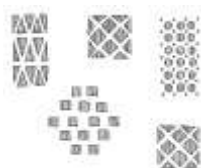
### DOORS

Doors were typically carved wood, or other ornate wood doors. Doors were also stained.



### COLORS

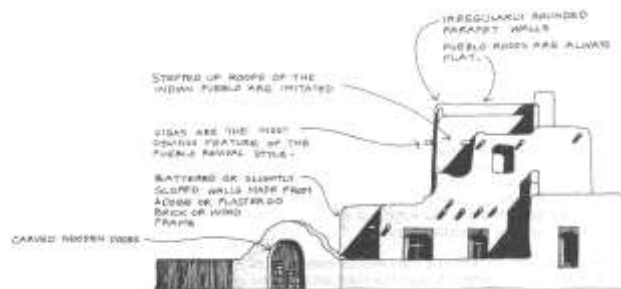
Homes were typically painted white with a second trim color. Sometime a third color was used on the window frames.



## PUEBLO REVIVAL

1900 – 1930s

Pueblo Revival, popular between 1905 and 1940, was basically an imitation of the earlier Indian pueblos of the Southwest. The key distinguishing elements are the projecting roof rafters called vigas. These are generally round or square rafter ends protruding from the wall near the roofline. The roof of the Pueblo Revival structure is usually flat or slightly sloping behind a low parapet. Walls are occasionally stepped or terraced. Round corners, battered walls and straight-headed windows are also characteristic. Most structures are stucco, and are meant to imitate the adobe walls of the Indian pueblo. Some houses may combine elements of the Spanish Colonial Revival with the Pueblo Revival style.



There are not many Pueblo Revival style homes in Ontario. The largest concentration of Pueblo Revival style houses is located in the El Morado Court Historic District.

### COMMON FEATURES

- flat roof
- projecting roof rafters (vigas)
- battered walls
- stepping or terracing

### WINDOWS

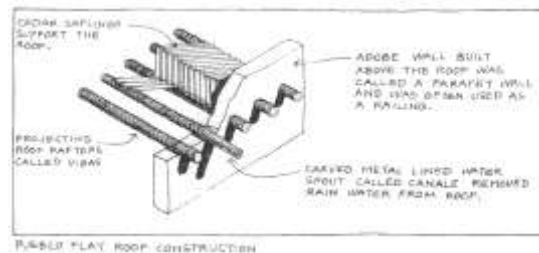
Windows were typically individual casement, or single-hung windows with wood frames. On some occasions, metal frames were used to replicate the iron work used on other details in the house.

### DOORS

Doors were typically simple wood doors. Doors were also stained.

### COLORS

Homes were typically painted white with a second trim color. Sometime a third color was used on the window frames.





## TUDOR REVIVAL

1900 – present

One of the many period revival styles that began in the 1920s and became popular in the late 1920s – early 1930s, the Tudor style replicated the cottages and homes of the English countryside.

There are many examples of Tudor homes in Ontario, primarily in the Rosewood Court Historic District



### COMMON FEATURES

- Slate or Wood Shake roof
- Steep pitched gable or hipped roofs
- Brick for exterior walls, sometimes mixed with stucco (on upper stories)
- Half timbered details on upper stories or gable ends
- Multi-paned windows
- Large central chimneys
- Cantilevered second floor popouts

### WINDOWS

Windows were typically individual casement, double or single-hung multi-paned windows either wood or metal frames. Stained glass windows were also used to accent an interior or exterior feature.

Doors were typically simple, and could include stained or beveled glass panels. Doors would also be stained.

### COLORS

Homes were typically painted in color schemes consisting of 3 colors. Base colors were typically light earth tones. Trim Colors were typically in contrast the base color. Window frames would tend to be dark colors.



## NEOCLASSICAL REVIVAL

1905 – 1920

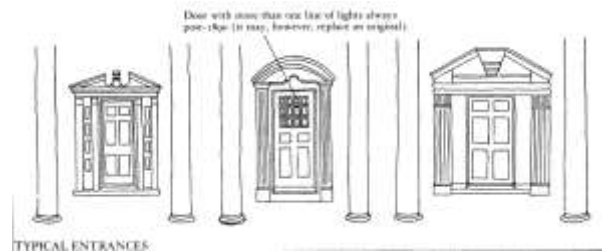
Often mistakenly called Colonial Revival based on the idea that the founding fathers were the first Americans to build houses fronted with white columns. The fact is that only a handful of Colonial houses are known to have a Classical portico. Better to call it a Greek Revival

There are many smaller Neoclassical Revival Bungalow homes in Ontario, mostly in and around Downtown. There are not, however, any of the large Neoclassical Revival style homes in Ontario. The bungalow variation of the style is very appropriate for infill development within the historic neighborhoods of Ontario.



### COMMON FEATURES

- Hipped roofs with a prominent central dormer.
- Colonnade Porch that is either the entire or partial width of the house.
- Either fluted or unfluted columns
- Corinthian or Ionic capitals
- Boxed eaves with a moderate overhang
- Dentils or modillions
- A wide frieze band



### WINDOWS

Windows were typically rectangular double or single-hung windows with wood frames. Typically the upper sash was multi-paned with a single paned lower sash.

### DOORS

Doors were typically simple wood doors. Doors were also stained.

### COLORS

Homes were typically painted in color schemes consisting of 3 to 5 colors. Palettes were very eclectic, ranging from bright colors to muted tones. Every detail was painted in different colors to excentuate them.



## PRAIRIE

1905 – 1920

Developed by Frank Lloyd Wright during the early part of his career, the Prairie style was developed to create a unique American style of architecture appropriate for the Midwest. Although not used historically in Ontario, the Prairie style would be compatible in most neighborhoods as an infill structure or as part of new development.

The most famous Prairie style homes are in around Chicago and its suburb, Oak Park. The best examples of the Style are the Robie House and the Dana Lawrence House.

Many of the features common to a Prairie style house are similar to those on a Craftsman style home. For example, both styles extensively used stained glass and wood on the interior of the homes, and both styles used built-in cabinets and buffets.

### COMMON FEATURES

- Large overhanging roofs
- Covered terraces
- Low pitched hipped roofs
- Stucco for exterior walls
- Large porches.
- Extensive use of brick
- Banding of windows

### WINDOWS

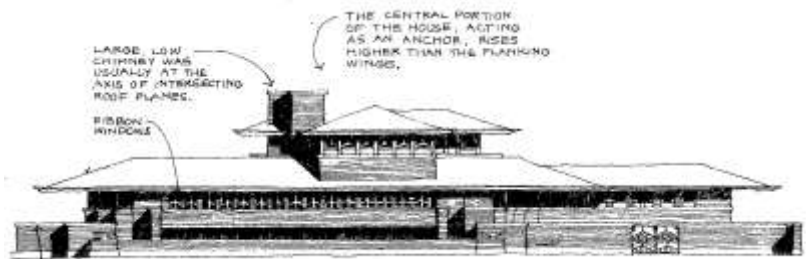
Windows were typically individual casement, but on occasion were single-hung wood frame windows. Stained Glass Windows were also used to accent an interior or exterior feature.

### DOORS

Doors were typically simple, and could include stained or beveled glass panels. Doors would also be stained. Glass sidelights with either stained or beveled glass to match front door were also, on occasion, used on larger homes.

### COLORS

Homes were typically painted in color schemes consisting of 3 colors. Base colors were typically light to medium earth tones, usually browns. If the base of the home was brick, it would be left exposed. Trim Colors were typically in contrast the base color. Darker colors, usually earth tones were used. Window frames would be painted a third accent color, usually a darker color such as maroon.







## SPANISH COLONIAL REVIVAL

1915 – present

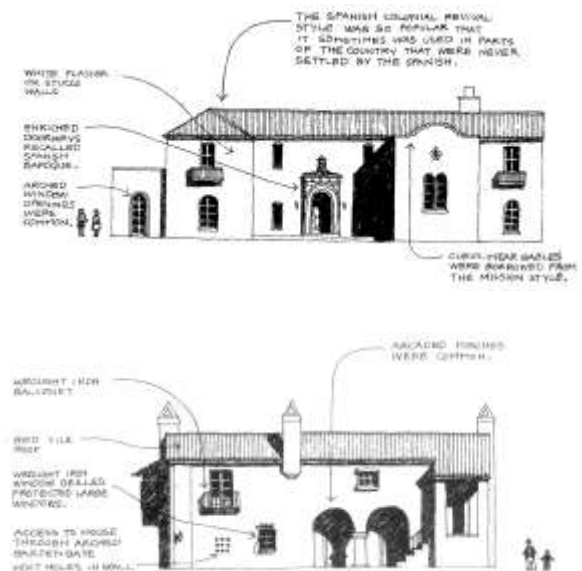
The Spanish Colonial style was developed as a direct result of the Mission style. The style became popular after the 1915 San Diego Exposition, which showcased the style. Most formal designs are influenced more by Italian architecture, and most informal designs were influenced by Spanish and Portuguese architecture.

There are only two known examples of the style in Ontario. The first is on Princeton Street, within the College Park Historic District. The second is the Old Post Office, which was designed by Paul Williams. The most famous is the Adamson House in Malibu.



### COMMON FEATURES

- Stucco surfaces
- Low-pitched tile roofs
- Limited number of openings
- Opening deeply recessed into walls
- Close relation to outdoors through use of terraces
- Use of Pergolas
- Formal axial garden design
- Use of decorative ironwork on windows, doors, balconies, and roof supports.



### WINDOWS

Windows were typically individual casement with wood frames. On some occasions, metal frames were used to replicate the ironwork used on other details in the house

### DOORS

Doors were typically carved wood, or other ornate wood doors. Doors were also stained.

### COLORS

Homes were typically painted white with a second trim color. Sometime a third color was used on the window frames.



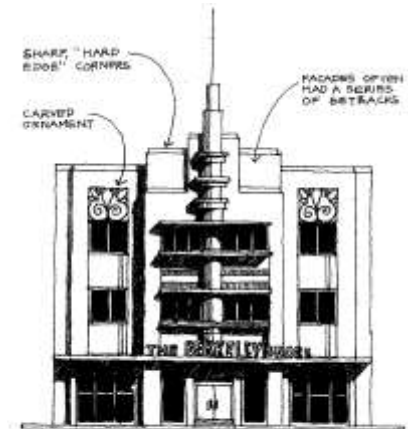


## ART DECO

1920 – 1941

The Art Deco style became a fad by the late 1920s and remained popular into the 1930s. It is known for extensive use of decoration. It was very angular and geometric. Hard edges, geometric shapes and bright colors emphasized the style. The Art Deco style was popular with and most famous for its commercial buildings, but rarely found in homes. There are no examples of an Art Deco home in Ontario, but there are several examples of Art Deco commercial buildings.

Several famous landmark buildings in Southern California are excellent examples of the Art Deco style, including the Eastern Building and Bullock's Wilshire.



ART DECO WAS A RARELY USED STYLE FOR HOUSES

### COMMON FEATURES

- Smooth wall surfaces, usually stucco (smooth plaster finish)
- Flat roof with coping
- Towers and other vertical projections
- Decorative motifs such as chevrons, zigzags (usually on towers)
- Geometric shapes
- Hard corners
- Carved ornaments
- Fluted columns and pilasters

### WINDOWS

Windows were typically grouped to create strong vertical lines and to emphasize the tower elements.

### DOORS AND STOREFRONTS

Storefronts were typically large plate glass windows with a short bulkhead located on the ground. Doors were typically glass with metal frames, usually painted to resemble copper or other metals (or similar treatment).

### COLORS

The Art Deco style is known for their bright colors. Colors are usually pastels, with the darker color for the base. Metallic colors such as copper, brass and gold were used on windows and doors. The best examples of the use of color are in South Beach, Florida.



## ART / STREAMLINE MODERNE

1920 – 1941

Developed during the early days of the depression, the Art / Streamline Moderne style is a contrast to the Art Deco style. The style was inspired by technology and the emerging love affair America had with machines. The style is simple, and functional. It is also most famous for its commercial buildings, although houses were also designed in the style. There are no examples of an Art / Streamline Moderne building in Ontario.

Several famous landmark buildings in Southern California are excellent examples of the Art / Streamline Moderne style, including the Pan Pacific Auditorium and the Walt Disney Studios.

### COMMON FEATURES

- Smooth wall surfaces, usually stucco (smooth plaster finish)
- Flat roof with coping
- Horizontal grooves or lines in walls
- Curved walls and windows
- Horizontal orientation

### WINDOWS

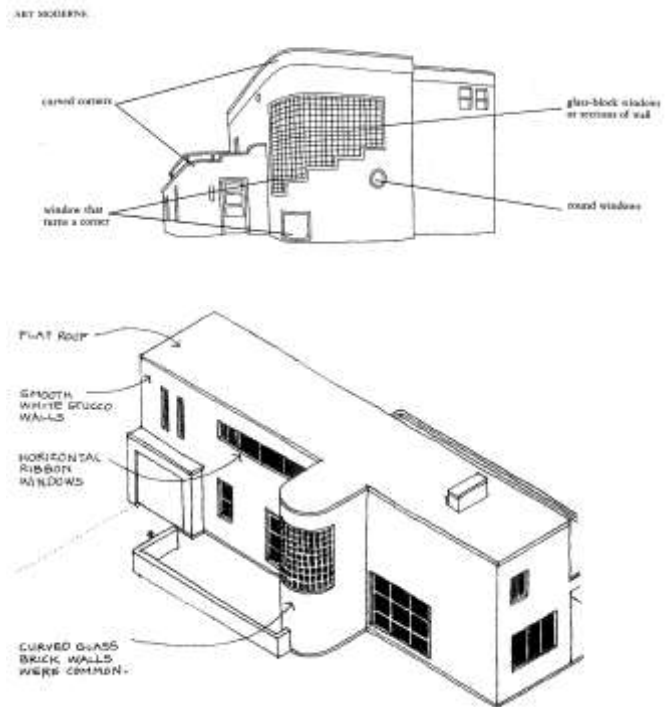
Windows were typically grouped to create strong horizontal lines. Glass block was commonly used to allow light without allowing views into the building.

### DOORS AND STOREFRONTS

Storefronts were typically large plate glass windows with a short bulkhead located on the ground. Doors were typically glass with metal frames.

### COLORS

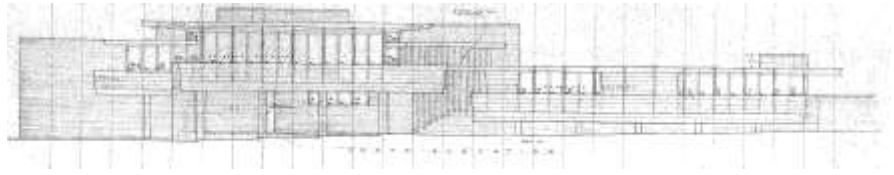
The Art / Streamline Moderne style used subdued colors. Base colors were typically light earth tones, usually off-whites or beiges. Trim Colors were typically bright or dark, to contrast the light color of the walls.



## USONIAN

1920s – 1960s

Developed by Frank Lloyd Wright in the 1930s, The Usonian style (named after the United States) was Wright's answer to the growing popularity of the International style. The style integrated elements of the International style with Wright's principles of "Organic Architecture". The Usonian style used the flat roof simplistic styling of the international style, but incorporated elements natural to the particular site, such as stone and wood siding.



The most famous example of the style is the most famous house in America, Fallingwater. The style was not popular in Ontario but could be used for an infill site. There is only one known example of a Usonian house in Ontario. It is located in the College Park Historic District.

### COMMON FEATURES

- Open plan
- Large overhanging flat roofs, on occasion, low pitched gable roofs were used
- Concealed front entrances
- Board and Batten siding
- Large floor to ceiling windows
- Brick used as accent material
- Banding of windows



### WINDOWS

Windows were typically individual casement windows.

### DOORS

Doors were typically simple, single panel doors.

### COLORS

Homes were not typically painted except for an accent color. If the siding was left natural to weather and brick, if used, would be left exposed. Window frames and some trim would be painted a complementary accent color, such as maroon.





## MONTEREY REVIVAL

1928 - 1941

The Monterey style is a cross between the adobe architecture of the Mission period in California and the New England Colonial architecture prevalent in the mid 1800s. The homes are a basic colonial house, typical of New England, with a second floor porch added to it. The home then took the common features in adobe architecture, including stucco walls, and incorporated them into the design.

The Monterey style was not as popular as other period revival styles popular at the time. The Monterey style is rare in Ontario, with only a handful of examples.

### COMMON FEATURES

- Wood shake or red “mission” tile roof
- Second story porch across entire front of house, usually cantilevered
- Stuccoed or plastered walls
- Window shutters
- Symmetrical design

### WINDOWS

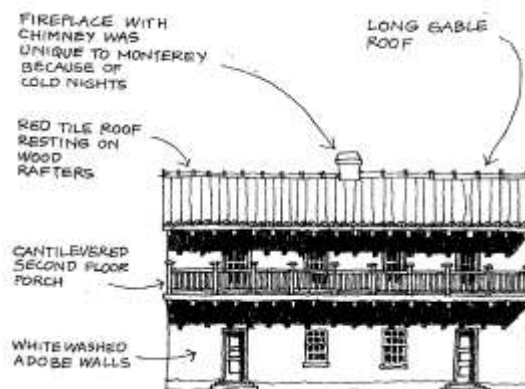
Windows were typically individual single-hung windows with wood frames.

### DOORS

Doors were typically simple wood doors. Doors were also stained.

### COLORS

Homes were typically painted white or other light colors with a second trim color.



## **MINIMAL TRADITIONAL**

1930s - 1950

The Minimal Traditional style was a transition between the revival styles of the 1920s and 30s and the post war tract homes. The style referenced traditional styles without actually achieving it. Elements common to many styles, but belonging exclusively to none, are favored. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and wood are common. Roofs always lack the eaves or overhangs found on more assertive styles. Most examples are one or 1 1/2 stories in height.

### **COMMON FEATURES**

- Cross gable roof
- Front gable end
- Exterior a variety of materials. Siding or brick were common
- Small front porch
- decorative details on windows, typically shutters

### **WINDOWS**

Windows were typically double-hung with multiple panes

### **DOORS**

Doors were typically simple wood doors. They may include glass panels.

### **COLORS**

Homes were typically painted a light or white color with a dark accent color.

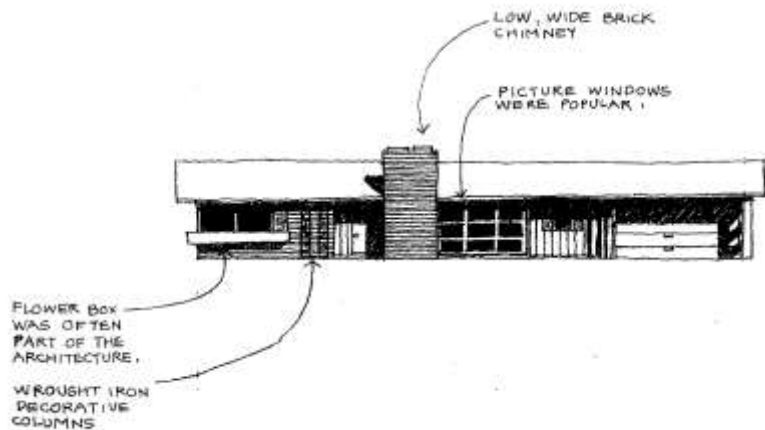


## CALIFORNIA RANCH

1935 – present

The Ranch style was created from a mix of styles, the Craftsman and Prairie styles as well as elements of the Spanish Colonial style in the 1830s. This mix of styles was combined with the emerging lifestyle changes of Americans after World War II.

Although not as popular in Ontario as the Early Tract homes, there are several examples of the Ranch style. One of the best examples of this style is the Rehkop House on Armsley Square.



### COMMON FEATURES

- Orientation of house changed from a narrower street frontage to a wider street frontage
- Low pitched gable or hipped roofs
- Attached garage
- Minimized front porch
- No porch stoop (slab foundation)
- Board and batten or clapboard siding or stucco, sometimes combination
- Brick chimneys
- Picture and casement windows

### WINDOWS

Windows were typically individual casement, aluminum frame windows. Sliding windows were also used.

### DOORS

Doors were typically plain, and painted an accent color.

### COLORS

Homes were typically painted in color schemes consisting of 2 to 3 colors. Palettes were muted tones. Trim was usually a brighter color. Sometimes a third accent color was used



## INTERNATIONAL / MODERN

1935 - present

Developed in the 1930s as a “machine architecture”, the International style was very simple and unadorned. The style was prevalent in office building through the 1960s and 1970s, but was less common in homes after World War II.

Originally started in Europe, primarily with the Bauhaus School, had many significant architects. European architects included Le Corbusier, Mies van der Rohe, and Walter Gropius. Significant American architects include R.M. Schindler, Richard Neutra and Phillip Johnson. Many of the famous skyscrapers in the United States are in the International style, including Sears Tower and the John Hancock Center in Chicago and the Transamerica Building in San Francisco.

### COMMON FEATURES

- Smooth plaster finish on exterior walls
- Flat roofs
- Extensive use of glass
- Metal frame windows
- No window or door trim

### WINDOWS

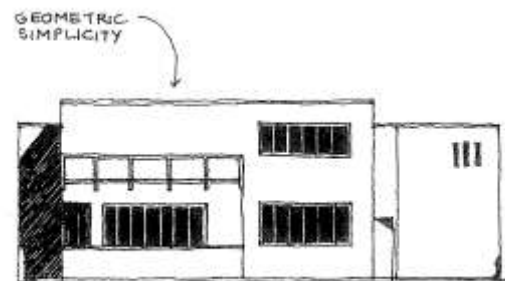
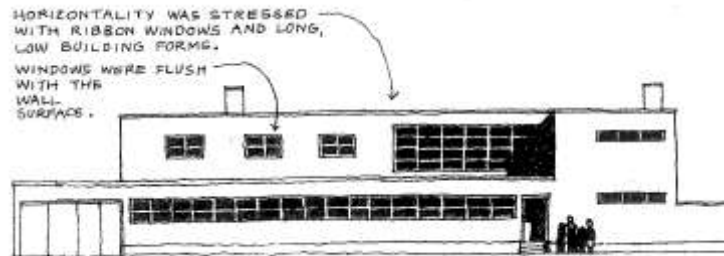
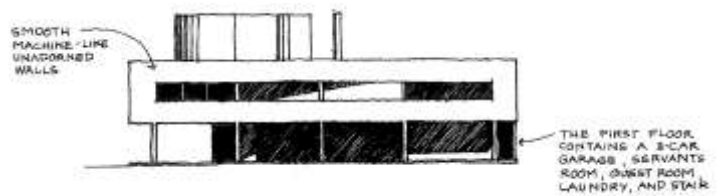
Windows were typically individual casement, or fixed glass single-paned windows with metal frames.

### DOORS

Doors were typically simple, and could include glass panels.

### COLORS

Homes were typically painted white with either a second color or no color (factory finish, usually anodized aluminum) on the window frames





## EARLY POST-WAR TRACT

1940s – 1960s

The Early Tract style has its roots in the international style of architecture, which was popular in the 1940s, and 50s. After World War II, the demand for housing was high and developers began creating tracts of homes with similar plans and elevations. This was the first time that housing was mass-produced. Ontario, like many other communities in Southern California has many early tract homes. Many of these homes, however, have been altered over the years and no longer retain their original appearance.

### COMMON FEATURES

- Stucco exterior walls
- Low pitched gable or hipped roofs
- Small porches, if any
- Front or side facing garages
- Very few exterior details
- Single story

### WINDOWS

Windows were typically aluminum sliding windows. Some homes of the style, built before World War II still used wood frame single-hung or casement windows. Windows usually had no trim.

### DOORS

Doors were single panel doors.

### COLORS

Homes were typically painted white on the base, with a variety of trim colors.





## PREFAB / MODULAR

1940s - present

Prefabricated and modular housing varies from detailed houses to mobile homes. This type of housing became popular after World War II when there was a great demand for housing. It was dependent upon pre-fabricated industrial construction schemes used so effectively during the war. Quonset Hut, mobile home: premanufactured unit transported to desired site. Typically they were linear in plan composed of a line of rooms opening off a long hallway. It developed during the post-war era out of the house trailer so popular during the 1950s and 1960s, but differs from in that once positioned, it usually remained permanently stationed, having foregone its original mobility as it grew in size and complexity of its made-to-order interior furnishing and appliances.

Many prefab/modular homes have built in Ontario. There have been several mobile home parks in Ontario. The best examples of a manufactured home in Ontario are the Kaiser Community Homes built in the late 1940s.

### COMMON FEATURES

- Rectangular shape
- Linear in plan
- Long hallways

### WINDOWS

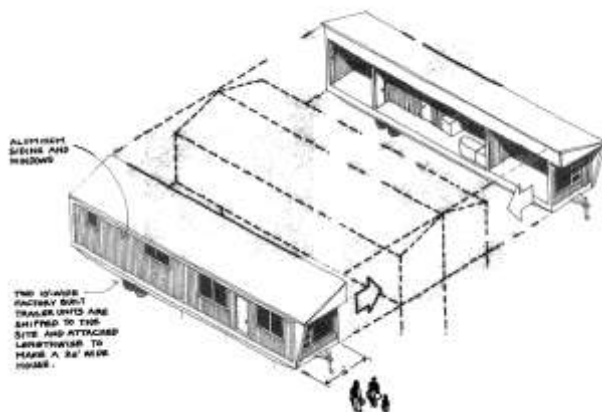
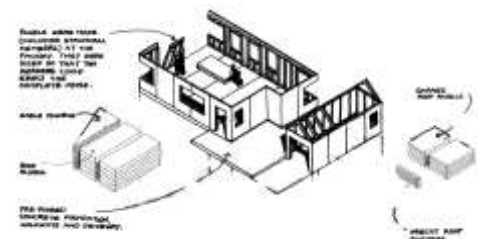
Windows were typically simple with metal frames.

### DOORS

Doors were typically simple wood doors. Main entrances may have had glass panels.

### COLORS

Homes were typically painted a variety of color schemes.



## **CORPORATE INTERNATIONAL**

1945 - present

The Corporate International style uses the concept of using a moduled, thin metal and glass skin that is independent of the Structural elements of the building. The style was derived from the architecture of Mies Van der Rohe. Many high profile architects used the Corporate International style, including SOM (Skidmore, Owings, and Merrill). The style was widely used in Southern California into the 1980s. A great example of the style in Ontario is City Hall.

There are several buildings constructed in this style, and it is very compatible with large buildings constructed in the eastern part of Ontario.

### **COMMON FEATURES**

- Vertical Box form
- Form appears set above ground on stilts
- Little articulation of windows and other elements.
- Horizontal layering of floors
- Repetitious cell-like character of interior spaces
- Flat roofs
- Extensive use of glass
- Metal frame windows
- No window or door trim

### **WINDOWS**

Windows were typically fixed glass single-paned windows with metal frames.

### **DOORS**

Doors were typically simple metal frames, and could include glass panels.

### **COLORS**

Buildings were typically painted white with either a second color or no color (factory finish, usually anodized aluminum) on the window frames. Some examples of style were not painted, typically when poured in place concrete, prefabricated concrete panels, or glass was used.



## GOOGIE / 50S

1950s

Often called Coffee Shop architecture, the Googie style became a dominant style for coffee shops and other restaurants. The Googie style was flamboyant and expressive. The style developed out of the technological advancements of the time, including jet planes and spaceships. This futuristic style architecture is best exemplified by the buildings seen in Tomorrowland at Disneyland. The original McDonald's restaurants were a classic example of this style of architecture.

### COMMON FEATURES

- Large roofs
- Sharp angles, and shapes
- Various material such as exposed decorative steel beams glass block, stainless steel, etc.
- Stucco for exterior walls
- Large picture windows.
- Bright colors
- Signage integrated into design of building, use of neon.

### WINDOWS

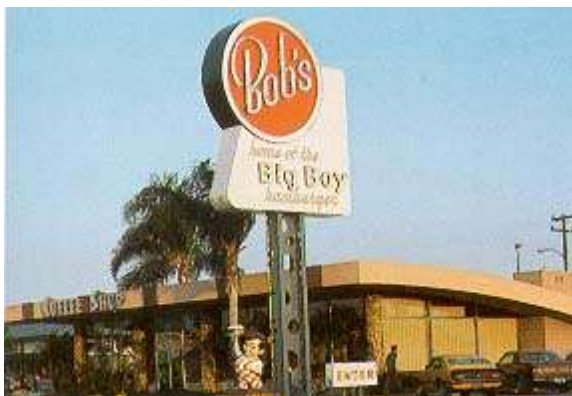
Windows were typically large single pane picture windows.

### DOORS

Doors were typically simple, and could include glass. Doors would also be stained.

### COLORS

Colors varied building to building, typically because of corporate colors and signage. Colors were very bright and would have a great deal of contrast between colors.



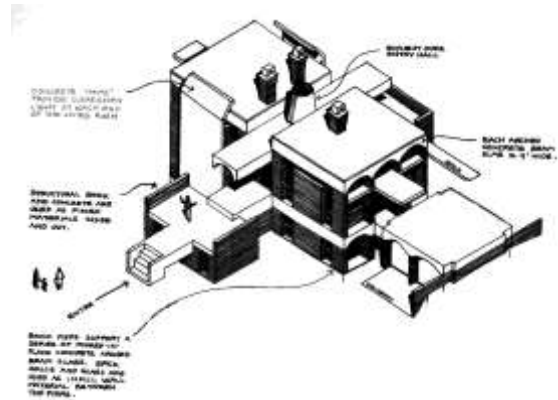


## BRUTALISM

1960 - present

This style was originally used to describe the work of British architects that allowed all of the buildings elements and systems to be exposed. The concrete buildings of Le Corbusier and others eventually were classified under this style. Brutalism is in direct opposition to the Corporate International Style. Buildings are heavy and monumental in contrast to the lightweight feel of the Corporate International style.

There are not any known buildings constructed in this style, but it is very compatible with large buildings constructed in the eastern part of Ontario.



### COMMON FEATURES

- Variety of forms, including vertical and horizontal projections, roof forms, shapes
- Combining walls and structure into one form.
- Structure predominates
- Infill walls created to join walls and structure where separate (typically brick or other materials)
- Openings introduced and holes in structure/wall
- Exposed concrete surfaces
- Exposed ductwork, pipes, vents, etc.

### WINDOWS

Windows were typically fixed single-paned with metal frames

### DOORS

Doors were typically simple metal doors, sometimes with glass panels.

### COLORS

Buildings were typically not painted. Only windows door frames would have any accent color.



## NEW FORMALISM

1960 - present

New Formalism attempted to combine the advantages of both past and present. It developed as a compromise between the Corporate International and Brutalism styles. The style used classic forms and proportions, symmetrical facades, arches, and rich materials such as marble and granite.

One of the best examples of the style is the Music Center in Los Angeles. There are several buildings constructed in this style, and it is very compatible with large buildings constructed in the eastern part of Ontario.

### COMMON FEATURES

- Single building volume
- Separation between nature and building, typically through the use of a podium, or other raised slab foundation
- Exotic forms and details often used giving building exotic flavor
- Use of arches, columns and other classical elements
- Smooth wall surfaces, often covered in stone
- Delicate details used, no monumental qualities
- Grilles used, typically polished metal, concrete, or stone
- Formal landscape design

### WINDOWS

Windows were typically fixed single-paned with metal frames.

### DOORS

Doors were typically simple metal doors, sometimes with glass panels.

### COLORS

Buildings were typically painted in a light or neutral color, also stone or other materials were left exposed. Accent colors were typically dark, rich colors.



## POST MODERN

1970 - present

The Post Modern style is a realistically a modern building with traditional architectural elements decorating it. The style has developed into a style that is at the opposite end of the spectrum from the International style developed in the 1920s. Architects such as Michael Graves and Robert Venturi have been leaders in the use of the style.

There are not any known buildings constructed in this style, but it is very compatible for use in many areas of Ontario.

### COMMON FEATURES

- Use of features from earlier modern architectural styles such as Art Deco and Streamline Moderne.
- Use of classical columns, usually Tuscan order (or variations thereof)
- Use of arches, typically with keystone
- Circular and Lunette windows
- Dormers
- Prominent entrances
- Occasional use of pediments
- Deliberate placement of incompatible geometric forms
- References to aspects of historical or vernacular architecture
- Traditional and modern construction techniques juxtaposed for effect
- References to the form or detail of adjacent buildings

### WINDOWS

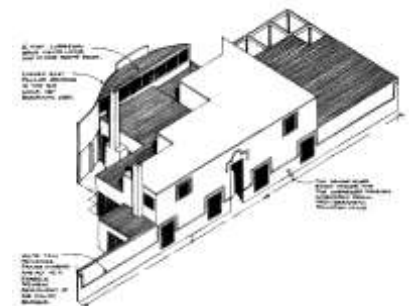
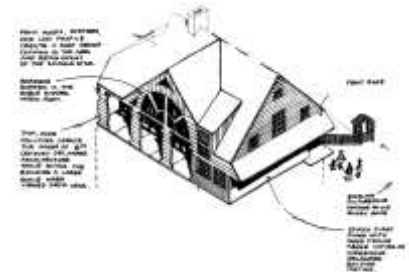
Windows were typically rectangular for majority of windows. Circular, arched and lunette windows used at entrances, and other areas to accent building.

### DOORS

Doors were typically simple and can include a variety of different shaped glass panels

### COLORS

Buildings were typically painted in bright colors. Typically 3 to 5 colors were used.

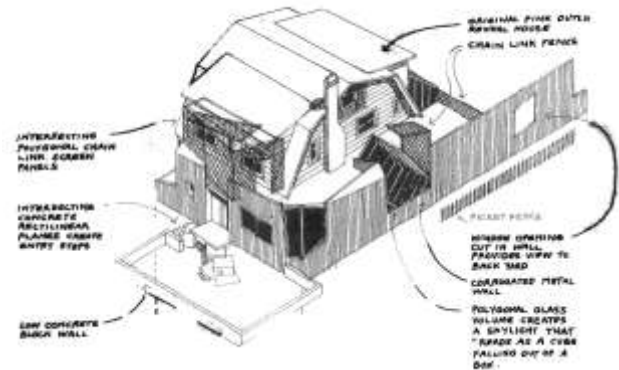




## DECONSTRUCTIVISM

1975 - present

Deconstructivism, takes the approach to building design which views architecture in bits and pieces. The basic architectural elements of a building are dismantled. Deconstructivist buildings may seem to have no visual logic. They appear to be made up of unrelated, disharmonious abstract forms. The Deconstructivism movement has been led by architect Frank Gehry. His design for the Guggenheim Museum in Bilbao, Spain has become world famous. There are many examples of Deconstructivism in Southern California, since Gehry's practice is based here. One of the best examples in Southern California is the Walt Disney Concert Hall in Downtown Los Angeles.



### COMMON FEATURES

- Abstract, unrelated forms.
- Smooth exterior surface.
- Use of metal, typically a stainless steel or similar material, as exterior siding.
- Contrast in shapes and forms.

### WINDOWS

Windows were typically large expanses of glass in metal frames hidden in the abstract forms of the walls

### DOORS

Doors were typically simple, metal frames with glass panels

### COLORS

Buildings were typically painted a variety of colors or when metal was used, it was left exposed.





## **WOOD SIDING AND ARCHITECTURAL DETAILS**

### **A. PRESERVATION**

- All original wood siding and architectural details should be identified, retained and preserved.
- All wall coverings that hide original wood siding and architectural details should be removed.

### **B. PROTECTION**

All causes of wood siding and architectural detail deterioration should be identified, evaluated and treated. Causes include:

- Faulty flashing
- Leaking gutters
- Breaks and cracks
- Open joints
- Deteriorated caulking and sealants
- Insect or fungus infestation
- Deteriorated coating such as paint or stain

### **C. CLEANING**

All deteriorated paint or stain should be removed by the gentlest method possible:

- Hand scraping
- Hand sanding
- Hot air heat guns
- Chemical strippers

Paint shall not be removed by the following methods:

- Propane butane torches
- Sandblasting
- Water blasting

All wood surfaces that have had paint or stain removed shall be given new coatings to protect the wood.

### **D. REPAIRS**

- All deteriorated wood elements that cannot be repaired shall be removed.
- All removed wood elements shall be replaced with new wood details that match the size, shape and profile of the original element.

## **CONCRETE WALLS**

### **A. PRESERVATION**

- All original exterior concrete walls should be identified, retained and preserved.
- All original finish materials and coatings that have been applied should be identified.

### **B. PROTECTION**

All causes of concrete deterioration should be identified, evaluated and treated. Causes include:

- Exposed steel reinforcing members or metal ties that are rusting
- Cracked broken concrete

- Flat surfaces that permit water to penetrate concrete
- Faulty flashing
- Leaking gutters

**C. CLEANING**

All concrete walls shall be cleaned with gentle methods that will not damage the plaster finish or concrete surface:

- Water and detergents applied with natural bristle brushes
- Low water pressure

After adequate testing, the following cleaning methods may be permitted:

- Liquid chemical cleaners that do not damage the concrete or cause ecological damage
- High pressure water
- Paint removal strippers

The following cleaning methods are not permitted:

- Sandblasting

**D. REPAIRS**

- All rusted steel reinforcing and metal ties shall be removed.
- All broken and loose concrete shall be removed.
- All concrete shall be patched using appropriate repair procedures
- All original finish materials shall be repaired.

**E. REPLACE MISSING CONCRETE DETAILS**

All missing or broken concrete details shall be replaced with new details that match the size, shape, color and texture of the original detail.

**MASONRY WALLS****A. PRESERVATION**

- All original exterior masonry walls should be identified, retained and preserved.
- All finish materials and coatings that have been applied should be identified.

**B. PROTECTION**

All causes of concrete deterioration should be identified, evaluated and treated. Causes include:

- deteriorated roofs
- insufficient drainage
- deferred pointing
- application of coatings and finish materials
- Faulty flashing
- Leaking gutters

**C. CLEANING**

All concrete wall shall be cleaned with gentle methods that will not damage the masonry or mortar:

- Water and detergents applied with natural bristle brushes

- Low water pressure

After adequate testing, the following cleaning methods may be permitted:

- Liquid chemical cleaners that do not damage the masonry or mortar or cause ecological damage
- High pressure water
- Paint removal strippers

The following cleaning methods are not permitted:

- Sandblasting
- Acid wash on limestone and marble
- Metal bristle brushes

Prior to initiating the work, all cleaning procedures should be tested to ensure that the masonry will not be damaged.

#### **D. POINTING REPAIR**

- Deteriorated pointing will be repaired when it is identified.
- Deteriorated mortar will be removed using hand tools.
- Power tools shall not be used to remove deteriorated pointing.
- The new mortar should match the strength of the original.
- The new mortar should match the color, texture and style of the original mortar.
- The new pointing shall match the width and profile of the original.

#### **E. REPAIRING THE MASONRY**

- Masonry units shall be replaced with new masonry units that match the size, texture and color of the original material.
- Broken masonry units should be patch rather than replaced.

#### **F. REPLACING MASONRY**

All missing or broken masonry units that cannot be repaired shall be replaced with masonry units that match the size, shape, color and texture of the original detail.

### **Architectural Metals**

#### **A. PRESERVATION**

- All original metal architectural features should be identified, retained and preserved.
- Metal architectural features which are important in defining the historic character of the building shall not be removed.

#### **B. PROTECTION**

All causes of metal corrosion should be identified, evaluated and treated. Causes include:

- Exposing bare metal to water and moisture
- Deterioration of protective coatings
- Galvanic action between two incompatible metals

**C. CLEANING NON FERROUS MATERIALS AND ALLOYS**

- The type of metal material shall be identified in order to determine the type of cleaning to be used.
- Non-ferrous metals (lead, tin, copper, zinc) whose natural patina should be preserved shall be identified.
- Non-ferrous materials with a natural patina shall have cleaned using gentle methods used in order to clean the surface without damaging the patina or coating.
- Alloys that may require protective coatings shall be identified.
- A gentle cleaning method that will not abrade the protective coating shall be used.

**D. CLEANING FERROUS METALS**

- The type of ferrous material (cast iron, wrought iron, steel) shall be identified.
- The type of coating and condition of metal shall be determined.
- Hand scraping shall be used to remove corrosion and deteriorated paint.
- Low pressure grit blasting may be used to remove corrosion and coatings when hand scraping is ineffective.
- Cleaned ferrous metals should be painted immediately with a corrosive resistant coating.

**E. REPAIR**

- Metal features that are broken or dented shall be repaired.
- Metal features that are broken or dented shall not be replaced.

**F. REPLACEMENT**

- Metal features that are too deteriorated to be repaired should be replaced.
- The original metal feature shall be used as a model for the new feature.
- Missing features shall not be replaced with details that do not convey the same visual appearance.

**EXTERIOR PLASTER (STUCCO)**

**A. PRESERVATION**

- All original exterior plaster features should be identified, retained and preserved.
- Original exterior plaster features that are important in defining the overall historic character of the building shall not be removed.

**B. PROTECTION**

All causes of plaster deterioration should be identified, evaluated and treated. Causes include:

- Leaking roofs
- Faulty flashing
- Leaking gutters
- Broken concrete substrate
- Deteriorated or rusted metal lath
- Deteriorated wood members

**C. CLEANING**

All plaster shall be cleaned with gentle methods that will not damage the plaster:

- Water and detergent
- Soft natural bristle brushes

The following cleaning methods are not permitted:

- Sandblasting
- High pressure water

**D. REPAIRS**

All types of deterioration shall be identified:

- Spalling plaster
- Broken plaster
- Cracked plaster
- Missing plaster details

All deteriorated substrate material shall be removed.

All plaster shall be patched using industry approved repair procedures and materials.

Where a large area of plaster needs to be replaced, the adjacent panel should be completely replaced in order to avoid a patched appearance.

**ROOFS**

**A. PRESERVATION**

All original character defining features of the roof should be identified, retained and preserved.

- Shape
- Slope
- Roofing materials
- Decorative details

The original defining features that have been removed or altered should be identified.

The character defining features of the roof shall not be altered.

Sound character defining features of the roof shall not be removed.

**B. PROTECTION**

All causes of roof deterioration should be identified, evaluated and treated. Causes include:

- Blocked drains and gutters
- Moisture condensation
- Faulty flashing
- Overhanging tree limbs
- Insect and fungus infestation
- Deteriorated roofing material
- Faulty application of roof fasteners
- Deteriorated fasteners

**C. REPAIRS**

All features shall be repaired with similar materials.

**D. REPLACEMENT**

- All features that are not repairable shall be replaced.
- The deteriorated elements of the roof should be replaced with new material that preserves the overall shape and slope of the roof.
- Materials that do not convey the visual appearance of the original roof shall not be used.

**E. ADDITIONS TO BUILDINGS**

Roofs over additions should retain the character defining features of the original roof.

**F. ADDITIONS TO ORIGINAL ROOFS**

- Mechanical or solar collection should be installed so that they are not visible from the public right of way.
- Downspouts. Unless an original decorative feature on a house, Downspouts should be located in an inconspicuous place, such as the corner, side or back of a building.

**Doors**

**A. PRESERVATION**

All original character defining features of doors should be identified, retained and preserved.

- Frames
- Jambs
- Door
- Transoms
- Sills
- Trim
- Screen door
- Fan lights and sidelights

Doors that are important in defining the overall historic character of the building shall not be removed or radically changed.

The pattern of the door shall not be changed.

The historic appearance of doors through the use of inappropriate design, materials, finishes or color shall not be changed.

Original fittings on doors shall not be stripped.

**B. PROTECTION**

All causes of deterioration should be identified, evaluated and treated. Causes include:

- Weathering due to paint deterioration
- Rusting due to paint deterioration
- Sealant and caulking deterioration

**C. REPAIRS**

- Original broken door detail should be repaired.
- When repair of material or missing parts is appropriate, the entire door shall not be replaced.

**D. REPLACEMENT**

- When a door can no longer be repaired, or is missing, replace it with a new door that matches the original.
- Character defining doors should not be replaced with new doors that do not convey the same visual appearance of the original.

**E. DOORS IN ADDITIONS TO THE ORIGINAL BUILDINGS**

New doors in additions to the original buildings should be compatible with the overall design of the original building, but not duplicate the pattern of the original door.

**WINDOWS**

**A. PRESERVATION**

All original character defining features of windows should be identified, retained and preserved.

- Frames
- heads
- Sills
- Trim
- Jambs
- Muntins
- Shutters
- Awnings
- Sash
- Glazing
- Blinds
- Screens

Windows that are important in defining the overall historic character of the building shall not be removed or radically changed.

The number, location, size or glazing pattern of windows shall not be changed.

The historic appearance of windows through the use of inappropriate design, materials, finishes or color shall not be changed.

Window trim should not be obscured with other materials.

Original fittings on windows shall not be stripped.

**B. PROTECTION**

All causes of deterioration should be identified, evaluated and treated. Causes include:

- Water penetration
- Weathering due to paint deterioration
- Rusting due to paint deterioration
- Sealant and caulking deterioration

**C. REPAIRS**

- Original broken window features should be repaired.



- When repair of material or missing parts is appropriate, entire windows shall not be replaced.

**D. REPLACEMENT**

- When a window can no longer be repaired, or is missing, replace it with a new window that matches the original.
- Character defining windows should not be replaced with new windows that do not convey the same visual appearance of the original.

**E. WINDOWS IN ADDITIONS TO THE ORIGINAL BUILDINGS**

New windows in additions to the original buildings should be compatible with the overall design of the original building, but not duplicate the fenestration pattern and detailing of the original window.

**ENTRANCES AND PORCHES**

**A. PRESERVATION**

- All original entrance or porch, including doors, entablatures, columns, balustrades and stairs should be identified, retained and preserved.
- If replacement is necessary, the proportion and composition of original design should be retained, preferably by using traditional moldings and balusters.
- An entrance or porch shall not be removed in order to reorient the building for a new use.
- Columns and railings for porches, stoops and front steps should be substantial looking and not be replaced with pipes, wrought iron or "ranch-style" members.
- Brick stairs are rarely appropriate; wood stairs are most appropriate to Late Victorian and Classical Revival houses.
- New entrances shall not be cut into the primary façade.
- Utilitarian or service entrances shall not be altered so they appear to be the formal entrance.

**B. PROTECTION**

All causes of deterioration should be identified, evaluated and treated. Causes include:

- Water penetration
- Weathering due to paint deterioration
- Rusting due to paint deterioration
- Sealant and caulking deterioration

**C. REPAIRS**

- The historic materials used in the character defining features should be repaired.
- Original materials should be used for repairs or substitute materials that are compatible.
- Substitute materials or features that do not convey the visual appearance of the original features shall not be used.

**D. REPLACEMENT**

When an entrance or porch can no longer be repaired, or is missing, replace it with a new entrance or porch that conveys the same visual appearance.

**E. A NEW ENTRANCE OR PORCH ON ADDITIONS TO THE ORIGINAL BUILDING**

A new entrance or porch should be designed to be compatible to the original buildings

**STOREFRONTS****A. PRESERVATION**

All original storefront should be identified, retained and preserved.

- Bulkhead
- Window frame
- Door transom
- Recessed ceiling
- Lighting
- Wall material
- Display window
- Door
- Awnings
- Recessed paving
- parapets

The original features of the storefront shall not be removed.

The location of the storefront main entrance shall not be changed.

The original configuration of the storefront shall not be altered.

Inappropriate materials shall not be added over original ones.

**B. PROTECTION**

All causes of deterioration on the storefront should be identified, evaluated and treated. Causes include:

- Water penetration
- Weathering due to paint deterioration
- Rusting due to paint deterioration
- Sealant and caulking deterioration

Historic materials shall not be stripped from the storefront.

**C. REPAIRS**

The historic materials used in the character defining features of the storefront should be repaired.

Original Materials or substitute materials that are compatible should be used for repair.

Materials or features that do not convey the visual appearance of the original features should not be substituted.

**D. REPLACEMENT**

If there is insufficient information about the original appearance of the storefront, it should be rebuilt using a new design whose size, scale, style, detail and color are compatible with the original appearance.

When a storefront can no longer be repaired, or is missing, replace it with a reconstructed storefront based on the available historical, pictorial and physical documentation available.

A new design that is incompatible in size, scale, material, style and color with the original appearance is not allowed.

**SIGNIFICANT INTERIOR SPACE FEATURES AND FINISHES**

**A. PRESERVATION OF INTERIOR SPACES**

A floor plan or significant interior spaces that are important in defining the overall historic character of the building should be identified, retained and preserved.

- Size
- Proportions
- Configuration
- Relationship of rooms
- Individual room or space
- Relationship of features to spaces or rooms.

The floor plan or significant interior spaces that are important in defining the overall historic character of the building shall not be radically changed.

Interior space should not be altered or destroyed by inserting floors, cutting through floors, lowering ceilings, adding or removing walls.

A feature should not be relocated so that a historic relationship between the feature and the space is altered.

**B. PRESERVATION OF INTERIOR FEATURES AND FINISHES**

- Interior features and finishes that are important in defining the overall historic character of the building should be identified, retained and preserved.
- Features and finishes that are important in defining the overall historic character of the building shall not be removed or radically changed.
- New features or finishes that obscure the character defining features of the building should not be applied.

**C. PROTECTION**

All causes of deterioration should be identified, evaluated and treated. Causes include:

- Surface dirt
- Moisture penetration from the exterior
- Insect and fungus infestation
- Excessive moist or dry air
- Vandalism
- Improper cleaning procedures
- Excessive use

The original features and finishes should be protected from inappropriate changes:

- Removal of original features
- Replacement of original features
- Repainting of original finishes
- Introduction of new mechanical, plumbing and electrical systems that cause damage when they are installed

**D. REPAIRS**

- Deteriorated features or finishes should be repaired using the same or compatible materials.
- Do not make repairs with incompatible materials.

**E. REPLACEMENT**

- Unrepairable features or finishes should be replaced with new features or finishes that match the original.
- Features or finishes should not be replaced with new features or finishes that do not convey the same visual appearance of the original.