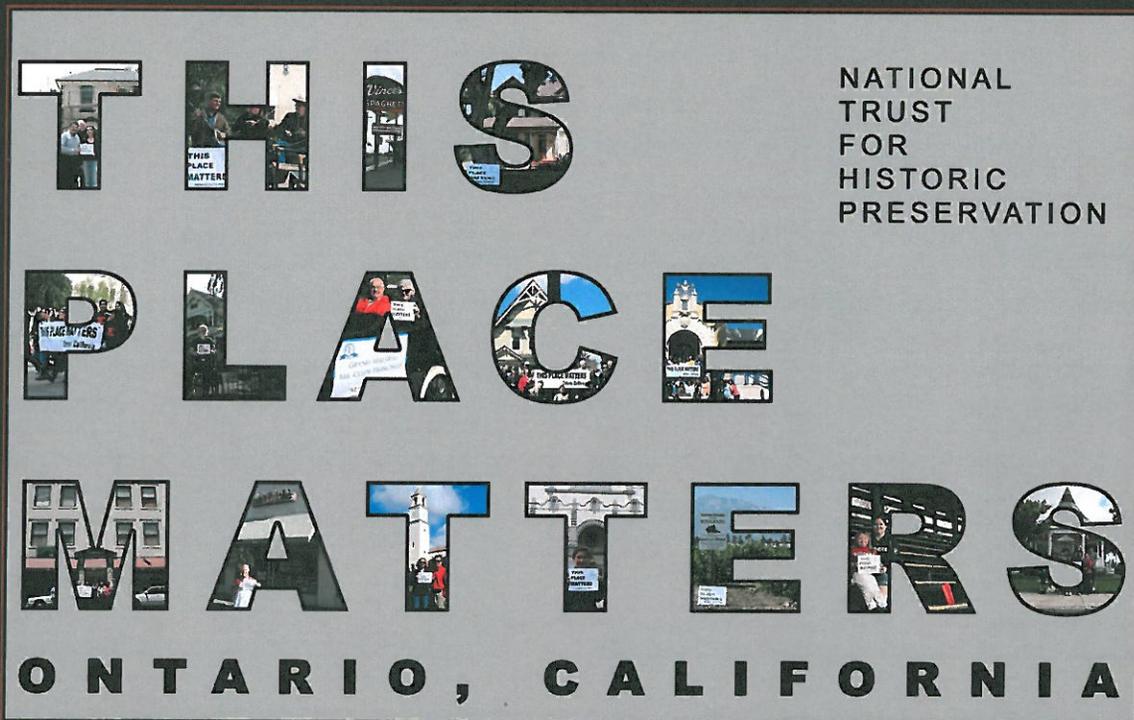


Certified Local Government Annual Report 2010-2011



The City of Ontario
Planning Department

303 East B Street
www.ci.ontario.ca.us

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INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

The Email button at the end of the form will open Outlook with the form attached. Insert the address woodward@parks.ca.gov. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG *City of Ontario*

Report Prepared by: *Diane Ayala, Associate Planner; Benjamin Matlock, Intern*

Date of commission/board review: *January 24, 2012*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.
REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.
Over the last reporting period, the Historic Preservation (HP) Ordinance was revised to eliminate the "40-year" composition shingle roof requirement and replaced it with a "30-year" composition dimensional shingle or equivalent. Currently, staff is working on a comprehensive update of the Ontario Development Code. This will include extensive revisions to the organization and formatting of the HP Ordinance. However, no major revisions of the HP Ordinance are anticipated. Once the draft has been completed, staff will forward to OHP for review and comments prior to the City Council adoption.
2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal code.
<http://www.ci.ontario.ca.us/index.cfm/2284/9395>

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B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)

1. During the reporting period, did you have a local register program to create local landmarks/local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then, during the reporting period, what properties/districts have been locally designated?

Property Name/Address	Date Designated	Number of Contributors in District	Date Recorded by County Recorder
413 West Sixth Street	August 16, 2011	N/A	August 19, 2011
1232 North Euclid Avenue	September 20, 2011	N/A	September 23, 2011

REMINDER: Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."

3. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
None	

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No Yes, it is included in another element.
 Yes, in a separate historic preservation element.

Provide an electronic link to the historic preservation section(s) of the General Plan. ***The City considered adopting a separate Historic Preservation Element but ultimately integrated historic preservation policies into all the Elements of The Ontario Plan (TOP), as appropriate. Consistent with the City's aim of integrating historic preservation into the planning and development process, it is the City's***

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opinion that integrating these policies into the Policy Plan (General Plan) promotes more informed decisions and broadens the influence of historic preservation. TOP currently addresses historic preservation in two components, Vision and Policy Plan. The Vision has four sections, all of which include historic preservation-supporting declarations: Dynamic Balance: An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be. Prosperous Economy: Prudent public ownership and timely disposition of strategic properties where public ownership can be demonstrated to reinforce market forces in achieving the City's economic development and revitalization goals. Distinctive Development: Diverse and highly successful villages that benefit from preservation, enhancement and selective intensification (Original Model Colony). Recognized Leadership: A fine-tuned set of ordinances and regulations that implement and do not inadvertently impede our Vision, along with a widely emulated training program for officials and staff to ensure that these tools are understood and used effectively. Please see links below:

www.ontarioplan.org

<http://www.ontarioplan.org/development/index.cfm/27978>

<http://www.ontarioplan.org/development/index.cfm/27945>

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link.
3. When will your next General Plan update occur? ***A comprehensive general plan update was approved by the City Council in January 2010.***

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? ***Typically, the design review responsibilities are handled at staff level***

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provided that the proposed improvements are minor in nature and do not alter character defining features of the historic resource. In addition, the Historic Preservation Ordinance allows staff to review and approve new construction that is considered minor. Examples include additions that are limited to 500 square feet and single-story detached accessory structures that do not exceed 650 square feet. The design must be compatible with the historic resource and not be visible from the public right-of-way. Any proposed alteration that does not fall into this category is required to obtain a Certificate of Appropriateness issued by the Historic Preservation Subcommittee or the full Planning/Historic Preservation Commission for designated properties.

2. California Environmental Quality Act

- What is the role of the staff and commission in providing input to CEQA documents prepared for or by the local government? **Staff conducts reviews under CEQA for projects that affect, or have the ability to affect historic resources. Staff will prepare Exemptions, Mitigated Negative Declarations or Environmental Impact Reports, as necessary.**

What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government? **Categorical Exemptions, Mitigated Negative Declarations and Environmental Impact Reports for projects that may affect historic resources are either approved by the Historic Preservation Subcommittee or the Planning/Historic Preservation Commission.**

4. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by the local government? **The Planning Department will assist other City Departments prepare documents pursuant to NEPA and Section 106 of the National Historic Preservation Act.**
- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? **The Planning Department reviews projects for the City's Housing programs to ensure compliance with Section 106 of the National Historic Preservation Act through a 2003 HUD Programmatic Agreement.**

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

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A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Richard Delman	Business Owner*	03/2009	11/2014	
Richard Gage	Business and Finance*	02/2009	11/2012	
Robert Gregorek	Geology	07/1997	11/2012	
Barbara Hartley	Public Administration	09/2005	11/2012	
Fausto Reyes	Landscape Architecture	07/2010	11/2014	
James Downs	Education-Public Administration	01/2011	11/2014	
Jim Willoughby	Theology	01/2011	11/2014	

*Ontario Heritage Board Member

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? ***The professional qualifications have been met.***
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? ***There is no vacancy.***

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? X Yes No
2. If the position(s) is not currently filled, why is there a vacancy? ***There is no vacancy.***

Name/Title	Discipline	Dept. Affiliation	Email Address

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Attach resumes and Statement of Qualifications forms for all new staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Jerry Blum	Planning	Planning Department	jblum@ci.ontario.ca.us
Cathy Wahlstrom	Planning	Planning Department	cwahlstrom@ci.ontario.ca.us
Rudy Zeledon	Planning	Planning Department	rzeledon@ci.ontario.ca.us
Diane Ayala	Planning	Planning Department	dayala@ci.ontario.ca.us
Benjamin Matlock	Planning	Planning Department	bmatlock@ci.ontario.ca.us

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Table Legend:

X = Attended Meeting

* No Historic Preservation Items on the Agenda

Planning/Historic Preservation Commission:

Commissioner/Staff	Oct*	Nov*	Dec	Jan*	Feb	Mar*	Apr	May	Jun	Jul	Aug	Sep*
Richard Delman	X	X	X	X	X	X	X	X	X	X	X	X
Richard Gage	X	X	X	X	X	X	X	X	X	X	X	X
Robert Gregorek	X	X	X	X	X	X	X	X	X	X	X	X
Barbara Hartley	X	X	X	X	X	X	X	X	X	X	X	X
Fausto Reyes	X	X	X	X	X	X	X	X	X	X	X	X
James Downs				X	X	X	X	X	X	X	X	X
Jim Willoughby				X		X		X	X	X	X	

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Richard Gage, Robert Gregorek, Barbara Hartley, Rudy Zeledon, Cathy Wahlstrom, and Diane Ayala	2011 California Preservation Foundation Seminar	3 Days	California Preservation Foundation	5/15/2011-5/17/2011
James Downs, Fausto Reyes, Jim Willoughby, Barbara Hartley, Richard Delman, and Robert Gregorek	2011 Planners Institute and Mini Expo	3 Days	League of California Cities	3/09/2011-3/11/2011
Richard Delman	Planning Commission Workshop	1 Day	APA; Inland Empire Chapter	8/19/2011
Rick Gage, Barbara Hartley, Rudy Zeledon, Diane Ayala, and Benjamin Matlock	Downtown Walking Tour of Monrovia, CA	6 hours	Craig Jimenez, Senior Planner, City of Monrovia	9/01/2011
Rick Gage, Barbara Hartley, James Downs, Rudy Zeledon, Diane Ayala, and Cathy Wahlstrom	Downtown Walking Tour of Claremont, CA	6 hours	Mark Carnahan, Planning Director, City Of Claremont	3/1/2011
Rick Gage, Barbara Hartley, Robert Gregorek, Rudy Zeledon and Diane Ayala	Guasti Village Tour- Seismic Retrofit of Mansion	2 hours	John Loomis, Thirtieth Street Architects	1/4/2011

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year

NOTE: California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

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Context Name	Description	How it is Being Used	Date Submitted to OHP
None			

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

Area	Context Based- yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None						

How are you using the survey data? **Not Applicable**

C. Corrections or changes to Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
210 West I Street	Retained	Eligible to Tier III	Met Tier III Criteria as established in the Ontario Historic Preservation Ordinance	December 20, 2010

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310 West Emporia Avenue	Addition	Eligible and Tier III	Met Tier III and landmark Criteria as established in the Ontario Historic Preservation Ordinance	January 10, 2011
113, 121, 127, 131, and 133 South Malcolm Avenue	Deletion	Eligible for local Designation to Removed	Ineligible for local designation due to inappropriate alterations	April 26, 2011
107 and 117 South Malcolm Avenue	Retained	Eligible to Tier III	Met Tier III Criteria as established in the Ontario Historic Preservation Ordinance	April 26, 2011
403 North Fern Avenue	Retained	Eligible to Tier III	Met Tier III Criteria as established in the Ontario Historic Preservation Ordinance	April 26, 2011
1232 North Euclid Avenue	Retained	Eligible to Tier II	Met Tier II and Local Landmark Criteria as established in the Ontario Historic Preservation Ordinance	September 20, 2011
413 West Sixth Street	Retained	Eligible to Tier II and Local Landmark	Met Tier II and Local Landmark Criteria as established in the Ontario Historic Preservation Ordinance	August 16, 2011
1007 East Main Street	Deletion	Eligible for local Designation to Removed	Ineligible for local designation due to inappropriate alterations	August 11, 2011

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IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs have you undertaken? Please provide copy of (or an electronic link) all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Playing Cards	Victorian Era Playing Cards – Depicting four house styles and their character defining features from homes in Ontario and two unique objects originally built during the Victorian Era. In addition, a brief history of the Victorian Era in the U.S. and in Ontario was provided to give context to the typical features found.	Ongoing Distribution
City of Ontario Website	Informational tool for the public to access relating to historical issues in Ontario. http://www.ci.ontario.ca.us/index.cfm/2836	Ongoing
Model Colony Awards Program	Historic Preservation Awards recognizing excellence in Historic Preservation	June, 2011
Model Colony Awards Brochure	A comprehensive brochure with current historic home photos of the new recipients and previous recipients of the City's Model Colony Awards. http://www.ci.ontario.ca.us/index.cfm/2836/74801	Updated Spring, 2011
Ontario Heritage Website and Facebook account	Website and Facebook account management for Ontario Heritage, the local nonprofit heritage. http://www.ontarioheritage.org/	Ongoing
Ontario Living Magazine	In conjunction with the Museum, Ontario Heritage, Library, and Economic Development Department, the Heritage Corner was created to feature cultural heritage articles with a quarterly publication.	Ongoing

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Item or Event	Description	Date
Ontario Heritage Events	<p>Staff Participated in the following Ontario Heritage Events:</p> <ol style="list-style-type: none"> 1) Hosted a tour of the Bellevue Memorial Park, a cemetery established 1890. 2) Participated in a three day event to celebrate the 100-year anniversary of Chaffey Joint Union High School District. 	<ol style="list-style-type: none"> 1) October 2010 2) April 2011
This Place Matters	<p>In celebration of Historic Preservation Month, the City of Ontario proclaimed the May as Historic Preservation Month and adopted the theme "This Place Matters". Based upon the National Trust for Historic Preservation's program under the same name, the City of Ontario launched a campaign that involved taking photographs of local community members with historic resources and completed the following:</p> <ol style="list-style-type: none"> 1. Staff created a presentation for the City Council to demonstrate the community involvement with historic preservation. <i>(CD enclosed)</i> 2. Staff published a mid-year calendar featuring several of the photographs taken in Ontario as a part of TPM campaign. 3. "Ontario Celebrates Historic Preservation Month" 150' banner was displayed across Euclid Avenue median. 4. The library provided a display cabinet at the building entrance showcasing the "This Place Matters" campaign. 	May, 2011
Historic Preservation Informational Brochures	<p>Updated informational brochures featuring Mills Act, Certificate of Appropriateness, Landmark Designation, and Plaque Program benefits and procedures. A new brochure on window restoration and replacement was created this past year.</p>	July, 2011
Life in Ontario: You and Your Friends	<p>The City converted the film "Life in Ontario: You and Your Friends" onto a digital format and has posted the link onto the library page. The film, created in 1947, explores the growing city at the beginning of the Post-War Movement. The film can be viewed at: http://ci.ontario.ca.us/index.cfm/6748</p>	Since Spring 2011

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Item or Event	Description	Date
Ontario History on the Go	The Museum of History and Art, Ontario, has been providing a one hour program for classrooms that explores the City of Ontario in the 1880s to early 1900s. The program includes hands-on teaching materials including: historic photographs, artifacts, and games.	Ongoing

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2010).

The City of Ontario previously completed the Baseline Questionnaire, which is on file with the National Park Service. As such, this Section is not required for completion.

NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at www.nps.gov/hps/clg/forms.html.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your CLG inventory as of September 30, 2010? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal during the report year.

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2010, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? Yes No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2010?

C. Local Tax Incentives Program

1. As of September 30, 2010, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? Yes No

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2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2010?

D. Local "Bricks and Mortar" Grants/Loans Program

1. As of September 30, 2010, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties?
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2010?

E. Local Design Review/Regulatory Program

1. As of September 30, 2010, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2010?

F. Local Property Acquisition Program

1. As of September 30, 2010, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
 Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2010?

VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before September 30, 2010).

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NOTE: OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located at www.nps.gov/hps/clg/forms.html.

A. CLG Inventory Program

During the reporting period, how many historic properties did your local government add to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
310 West Emporia Avenue- American Legion Building	1

B. Local Register (i.e., Local Landmarks and Historic Districts) Program (This information is captured under I.B. above.)

C. Local Tax Incentives Program

1. During the reporting period did you have a Local Tax Incentives Program, such as the Mills Act? X Yes No
2. If the answer is yes, how many properties have been assisted under the program(s)? 0 (During reporting period)

Name of Program	Number of Properties that have Benefited
Mills Act	None

D. Local "bricks and mortar" grants/loan program

1. During the reporting period, did you have a local government historic preservation grants/loan program for rehabilitating/restoring historic properties? X Yes No
2. If the answer is yes, how many properties have been assisted under the program(s)? 0 (During reporting period)

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Name of Program	Number of Properties that have Benefited
Historic Preservation Trust Fund	0

E. Design Review/Local Regulatory Program

1. During the reporting period, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to, or impacts on, properties with a historic district? Yes No
2. If the answer is yes, then, during the reporting period, how many historic properties did your local government review for compliance with your local government's Historic preservation regulatory law(s)? 35

F. Local Property Acquisition Program

1. During the reporting period, did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, how many properties have been assisted under the program(s)? 0 (During reporting period)

Name of Program	Number of Properties that have Benefited
None	0

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What is the current status of preservation in your community? *Preservation in our community has continued to be impacted by the economic down-turn. With a decline in private dollar and public investment for development projects, the City has seen a continued decline in large project renovations. The City continues to see home owner funded improvement projects over the past few years. The majority of the*

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projects have been simple repair projects such as window and roof repair/replacement. However, over this past reporting period, there have been several substantial rehabilitation and restoration projects of historic homes that have fallen into disrepair due to deferred maintenance. The success of these projects are attributed to the cooperative efforts of the property owner, Code Enforcement, Building Department, and Planning Department by sharing the understanding that each historic home is unique and can create substantial value to the property, as well as, to the neighborhood.

- B.** *What are the most critical preservation planning issues? At this time, the most critical preservation planning issue is related to the comprehensive Development Code amendment. With the City Council adoption of the Ontario Plan (TOP) which includes the General Plan (Policy Plan), the City has identified four geographical areas as growth areas. Downtown is one of the four growth areas and is considered the historic heart of Ontario. The Development Code amendment will need to provide standards and guidelines that support compatible new infill construction and encourage adaptive reuse of our historic buildings.*
- C.** *What is the single accomplishment of your local government this year that has done the most to further preservation in your community? The “This Place Matters” campaign, as sponsored by the National Trust for Historic Preservation, was important in bringing greater public awareness towards preserving Ontario’s rich and valuable historic resources to a local level. The campaign worked to promote a grassroots movement, where community members were able to recognize, appreciate, and remember their favorite historic resources within the City. Staff photographed hundreds of community members with their chosen resource and created a presentation to the City Council in observance of National Preservation Month, 2011. The presentation featured several different types of historic resources from buildings, sites, landscapes, and objects. The program was successful in reaching a wide audience and, as a result, the Planning Department staff has been asked to participate in other city sponsored events which promote education of Ontario’s history. One such event is the State of the City. The City’s Economic Development Agency has selected a theme centered on Ontario’s founding principals as a testament to its resilience in surviving economic downturns historically and its consistency in creating opportunity for business.*

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- D. What recognition are you providing for successful preservation projects or programs? *The City Council has acknowledged successful preservation projects within the community with an annual award program since 2000. This program, referred to as the Model Colony Awards, provides awards to property owners in order to recognize their efforts in excelling in the four areas of: 1) restoration, 2) rehabilitation, 3) landscape, and 4) ongoing maintenance of their historic properties. The Founder's Heritage Award is a new category introduced this year to the program. This award recognizes eligible Tier I or Tier II historic resources that have retained their historic authenticity through ongoing maintenance, preservation, and exemplary stewardship. Past Model Colony Award recipients included Ontario's historic schools, and exemplary churches, historic single-family residences, historic multi-family properties, and joint public/private preservation projects. After the award presentation of each recipient, the City Council hosts a cake reception for the winners and the public. As part of the program, a Model Colony Award brochure is published featuring properties of all past Model Colony recipients.*
- E. How did you meet or not meet the goals identified in your annual report for last year?
Launch CHRID on City's Website for public access. – The City successfully launched the CHRID system on the City's website. Please see <http://www.ci.ontario.ca.us/chridgjs/>
- Organize a consortium of local historic preservation program coordinators to discuss public outreach, education, and other historic preservation related issues within the community. – The City is still working towards organizing a consortium of local historic preservation coordinators.*
- Complete the Historic Preservation Ordinance Update. – Staff is currently working on a Historic Preservation Ordinance update which is near completion. A draft of the updated Ordinance will be submitted to the OHP for review.*
- Provide support for the completion of the proposed Guasti Village Specific Plan amendment (cultural resources). – The amendment has been completed. Please see <http://www.ci.ontario.ca.us/index.cfm/2856/55969>*
- Oversee Mothballing of the Bank of Italy Building project. – The Bank of Italy Building has been successfully mothballed.*

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Submit a National Register application for the Dr. Ensign House. – **The application has been submitted to the State of California, Office of Historic Preservation.**

Continue to work with Code Enforcement, Housing, Museum, Library, and Ontario Heritage on streamlining project review and education. – **Staff will continue to work with various City departments and the local non-profit heritage group. During this reporting period, staff has worked closely with the Museum to support their most recent exhibit featuring original Norman Kennedy murals that were located in the historic Guasti Mansion. Please see <http://www.ci.ontario.ca.us/index.cfm/45536>**

Support the Redevelopment Agency on downtown revitalization efforts by streamlining design review for the façade improvement program. – **While staff has worked successfully to support and streamline the design review resulting issuance of building permits with two downtown property owners during this reporting period, funding redevelopment projects within our historic downtown has been severely impacted by the current status with the State.**

Complete reconnaissance level survey of the downtown growth area that has land use designations of mixed use or high density residential to support the Development Code update for new infill construction. – **A windshield survey was completed. Staff anticipates bringing forward Tier recommendations for identified historic properties to the approving authority within the next year.**

Complete intensive level survey of the west side of Holt Boulevard. – **Staff is making progress on the survey and is nearly 50% completed.**

Designated the Euclid Avenue Historic District as a local historic district. – **The designation of Euclid Avenue is currently in progress and is nearly 85% completed.**

California Department of Transportation Community-Based Transportation Strategic Plan for the Holt Boulevard corridor. – **The City of Ontario is currently working with a consultant to develop the Transportation Strategic Plan for Holt Boulevard.**

F. What are your local historic preservation goals for 2011-2012?

- 1. Organize a consortium of local historic preservation program coordinators to discuss public**

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outreach, education, and other historic preservation related issues within the community.

- 2. Complete the Historic Preservation Ordinance Update.**
- 3. Continue to work with Code Enforcement, Housing, Museum, Library, and Ontario Heritage on streamlining project review and education. Expand the outreach efforts to other City Agencies and Departments to promote preservation.**
- 4. Support the downtown revitalization efforts by streamlining design review for sign permits, façade improvements, and infill projects.**
- 5. Complete intensive level survey of the west side of Holt Boulevard.**
- 6. Designate the Euclid Avenue Historic District as a local historic district.**
- 7. Complete the California Department of Transportation Community-Based Transportation Strategic Plan for the Holt Boulevard corridor.**
- 8. Complete reconnaissance level survey of the downtown growth area that has land use designations of mixed use or high density residential to support the Development Code update for new infill construction. Make Tier recommendations to the approving authority.**

G. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? *We are looking forward to utilizing Office of Historic Preservation's e-learning training modules that are currently being developed for preservation commissioners. We expect that this will provide a foundation for understanding and implementing the philosophies of preservation which are consistent with the Secretary of Interior Standards. This should result in a broader and more standardized interpretation of preservation fundamentals.*

H. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Certified Local Government Program -- 2010-2011 Annual Report

(Reporting period is from October 1, 2010 through September 30, 2011)

Training Needed or Desired	Desired Delivery Format
Provide "How-to repair and replace" information for home owners	Brochures
Provide information on how property owners can utilize energy efficient technology in their homes without interrupting the historic qualities of their properties	Brochures or informational seminars
Provide additional information regarding architectural styles and materials	Seminars and other events.

I. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

XII Attachments

- Resumes and Statement of Qualifications forms for all commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email Form

Email to lwoodward@parks.ca.gov

Historic Preservation Subcommittee Minutes

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HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: November 18, 2010

Time: 6:45-7:30 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek
Staff: Rudy Zeledon and Diane Ayala
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **September 3, 2010** were approved by a 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER:

1. Staff briefed the Subcommittee on the seismic retrofit of the Guasti Mansion project. The construction has commenced and is ongoing. Completion is expected by January. The Subcommittee directed staff to arrange a tour of the Guasti site to review the project.

2. Staff informed the Subcommittee that the storefront alteration project was still in plan check. Staff will continue to work with the applicant until all issues have been resolved.

3. The Subcommittee reviewed both the 30 yr. and 40 yr. 3 dimensional composition shingle. The Subcommittee directed staff to research other cities to see if a 30 year was acceptable.

K. UPCOMING MEETINGS AND EVENTS:

1. Next regular meeting December 20, 2010

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: December 20, 2010

Time: 5:00-5:45 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek
Staff: Rudy Zeledon and Diane Ayala
Public: Julie Bjork (Housing Director)

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **November 18, 2010** were approved by a 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION:

1. A request to designate the accessory building and the primary residential building at 210 West I St. a Tier III Historic Resource was reviewed by the HPSC. The HPSC determined that the property met the Tier III criteria as established Article 26 and, with a 3-0 vote, approved the Tier III Historic resource designation.

2. A request to add the property at 310 West Emporia Ave. (American Legion Building) to the City's List of Eligible Historic Resources and designate the property a Tier III Historic Resource was reviewed by the HPSC. The HPSC questioned whether the property met the criteria for its association with a person(s) who has exerted a major influence on the heritage or history. The HPSC continued the item in order for staff to conduct additional research on the property.

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. **Demolition (File No. PHP10-009) & Certificate of Appropriateness (File No. PHP10-010).** A request to demolish the second story (334 square foot) residential unit and reconstruct a replacement second story (334 square foot) residential unit at **210 West I Street was continued. Applicant: Luis Ortega**

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER: Commissioner Gage requested information on the landscape design for the Civic Center Plaza. He requested the opportunity to comment on the design and planning phase of the project.

K. UPCOMING MEETINGS AND EVENTS:

1. Guasti Tour- January 4, 2011
2. Next regular meeting January 13, 2011

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: January 10, 2011 (Special Meeting)

Time: 5:00-5:45 p.m.

Location: City Hall Annex
Planning Department Conference Room (Check in at the Planning Dept. Counter)
225 North Cherry Avenue
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek
Staff: Jerry Blum, Cathy Wahlstrom, Rudy Zeledon and Diane Ayala
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Not available

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION: THE AGENDA ITEM BELOW WAS CONTINUED, AT THE REQUEST OF HISTORIC PRESERVATION SUBCOMMITTEE, FROM THE DECEMBER 20, 2010, MEETING.

1. A request to add the property at 310 West Emporia Ave. (American Legion Building) to the City's List of Eligible Historic Resources and designate the property a Tier III Historic Resource. The HPSC reviewed the property for historic significance. The American Legion building was constructed in 1953 and is a mid-century modern architectural style. American Legion has been identified as an organization that has made a significant contribution to the social history of Ontario. The HPSC determined that the American Legion Building met criteria for local landmark designation and, with a 3-0 vote, added the property to the City list of Eligible Historic Resources. Furthermore, the HPSC determined that the property met the Tier III criteria as contained in the Historic Preservation Ordinance and, with a ~~3-0~~ 2-1 vote (R. Gage-nay), designated the property a Tier III historic resource.

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER: NONE

K. UPCOMING MEETINGS AND EVENTS:

1. Next regular meeting January 13, 2011.

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: January 13, 2011 (Regular Meeting)

Time: 5:35-7:00 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek

Staff: Rudy Zeledon and Diane Ayala

Public: Luis Ortega (applicant) and Jimmy Lee (applicant's representative)

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **December 20, 2010, January 4, 2011, and January 10, 2011** were continued until February 10, 2011.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. Demolition (File No. PHP10-009) & Certificate of Appropriateness (File No. PHP10-010) (Continued from the December 20, 2010 meeting). A request to demolish the second story (334 square foot) residential unit and reconstruct a replacement second story (334 square foot) residential unit at 210 West I Street was reviewed by the HPSC. The HPSC determined that the partial demolition approval was founded on the conditions assessment report stating the building had no structural integrity due to termite infestation. The complete rehabilitation of building is not feasible. Since the building is a Tier III historic resource, all standard mitigation is required for the project. The reconstruction project is in accordance with the City Ordinance and the Secretary of Interior Standards for the Treatment of Historic Properties. With a 3-0 vote, the HPSC approved the Demolition and Certificate of Appropriateness applications. **Applicant: Luis Ortega**

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. GUASTI VILLAGE TOUR DEBRIEF: see January 4th special meeting Minutes. The HPSC requested Public Facilities Dept. review the proposed tree removal plan at Guasti and make a recommendation. The HPSC also requested a tour of the Stone warehouses and expressed concern of their current conditions given the recent rain.

K. UPCOMING MEETINGS AND EVENTS:

1. Next regular meeting February 10, 2011.
2. California Preservation Foundation Annual Conference, Santa Monica, May 15-18

January 4th (Special Meeting) Guasti Tour

Attendees:

Oliver McMillian_Dan Nishikawa, Development Director and Ted Lohman, Sr. Project manager
Dane S. Shota, Certified Arborist
Leon Vitort, Landscape services
John Loomis, 30th Street Architects
Davis Allen, Daily Bulletin
Robert Gregorek, Rick Gage, and Barbara Hartley, Historic Preservation Subcommittee
Rudy Zeledon and Diane Ayala, Planning Dept
John Andrews, Economic Development
Carolyn Bell, Public Facilities

Agenda:

John Loomis presented the purpose of the mothballing and process of the cottages (water proofing, plastic wrap, mold abatement, ventilation, and regular monthly monitoring)
Dane Shota presented the trees, shrubs, plants, and vines located in the “nursery area”. Mr. Shone explained the water monitoring system in place, soil testing, habitat, tree preservation effort, and the potential loss of additional trees due to poor health, stress and conditions.

Once the tour moved to the Mansion, John Loomis presented the seismic retrofit project that was near completion. The purpose of the project was to stabilize the unreinforced masonry building by securing wall attachment to the roof and floor. New plywood and sheathing were installed on the roof. Each piece of tile was carefully removed, stored, and then properly reinstalled. The retrofit project was executed with minimal visibility. Most of the work occurred in areas such as the attic and basement. Shear loads were shifted to existing walls and the building wall cavities were filled with steel tubing. The original construction of the Mansion was far more superior than expected.

The tour did not include the eastern portion of the site and the stone warehouses. Subsequently, the HPSC requested to tour the stone buildings at a later date.

January 10th (Special Meeting) American Legion Tier Designation

Attendees:

Robert Gregorek, Rick Gage, and Barbara Hartley, Historic Preservation Subcommittee
Jerry Blum, Cathy Wahlstrom, Rudy Zeledon and Diane Ayala, Planning Dept

Agenda:

A Tier III designation was approved by the HPSC. The American Legion building was constructed in 1953 and is a mid-century modern architectural style. American Legion has been identified as an organization that has made a significant contribution to the social history of Ontario.

January 13th (Regular Meeting)

Attendees:

Robert Gregorek, Rick Gage, and Barbara Hartley, Historic Preservation Subcommittee
Rudy Zeledon and Diane Ayala, Planning Dept
Luis Ortega, property owner/applicant
Jimmy Lee, Designer

Agenda:

A Certificate of Appropriateness and Demolition applications for the partial demolition of a second story residential unit (270 s.f.) and reconstruction of the replacement residential unit for the property at 210 West I street was approved by the HPSC. The partial demolition approval was founded on the conditions assessment report stating the building had no structural integrity due to termite infestation. Rehabilitation of building was not feasible. Since the building is a Tier III historic resource, all standard mitigation is required. The reconstruction project is in accordance with the City Ordinance and the Secretary of Interior Standards for the Treatment of Historic Properties.

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: February 10, 2011 (Regular Meeting)

Time: 5:35-7:00 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek
Staff: Rudy Zeledon and Diane Ayala
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **December 20, 2010** approved 3-0 vote, **January 4, 2011** approved 3-0 vote, **January 10, 2011** were corrected to reflect the vote of 2-1 by the HPSC for Item F1- Tier Designation and January 13, 2011 approved 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. **File No. PHP08-007. 233 N. Vine Ave.** A request to revise the previously approved Certificate of Appropriateness for rehabilitation of a single family residence (Plan Check Number B2008-1075). Proposed revision to include a rear dormer addition, an addition to the front dormer, a 2' addition to the rear of the first floor, demolition of the front and rear walls, and construction of new shear walls was reviewed by the HPSC. The HPSC determined that revised proposed revision was in substantial compliance with the previously approved Certificate of Appropriateness on file. With a 3-0 vote, the HPSC approved the revision with the condition that the applicant continues to work with staff on achieving the appropriate window fenestration consistent with City's Historic Preservation Ordinance. **Applicant: Harlin Borcharding**

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER:

1. 2010 Mills Act Monitoring Program results were briefed by staff. The Historic Preservation Commission to hear item at upcoming meeting.
2. Staff informed HPSC of the recent Arborist Report and recommendations for tree/shrub removal at the Guasti site. HPSC directed staff to inform City Manager of concerns regarding preservation of Guasti site.
3. Staff briefed the HPSC on a façade improvement project for Cagles at 639 East Holt Blvd.
4. Claremont Village- Packing House District tour with Claremont's Planning Director is scheduled for March 1, 2011

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: April 26, 2011 (Special Meeting)

Time: 5:10-6:15 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Barbara Hartley, Rick Gage, and Robert Gregorek
Staff: Rudy Zeledon and Diane Ayala
Public: Karen Redman (Applicant)

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **February 10, 2011** were reviewed and approved with a 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: The HPSC reviewed certain properties for historic significance and determined eligibility for listing. With a 3-0 vote, five properties were determined not to meet designation criteria and were removed from the List of Eligible Historic Resources and three properties were determined to meet Tier III criteria and were designated a Tier III Historic Resource.

1. File No. PHP11-03. 121 S. Malcolm Ave. Action_Removed
2. File No. PHP11-04. 127 S. Malcolm Ave. Action_Removed
3. File No. PHP11-05. 133 S. Malcolm Ave. Action_Removed
4. File No. PHP11-06. 131 S. Malcolm Ave. Action_Removed
5. File No. PHP11-07. 107 S. Malcolm Ave. Action_Tier III
6. File No. PHP11-08. 117 S. Malcolm Ave. Action_Tier III
7. File No. PHP11-09. 113 S. Malcolm Ave. Action_Removed
8. File No. PHP11-010. 403 N. Fern Ave Action_Tier III

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. FILE NO. PHP11-002. 537 W. I Street. A request for a Certificate of Appropriateness to 1) construct a 914 s.f. addition to the rear of an eligible historic resource (1,104 s.f. existing) for a total of 2,018 and 2) legalize a 221 s.f. addition the rear of the garage was reviewed by the HPSC. The HPSC determined that the proposed addition to the home was consistent with the architectural style of the home finding that the new addition would not adversely impact the historic resource. However, the existing addition on the garage was not consistent with the Historic Preservation Ordinance finding that the roof line and siding materials were not compatible with the existing structure. The property owner, Karen Redman, agreed to remove the illegal addition from the garage. A garage addition may be constructed at a later date provided that it meets the Development Code. With a 3-0 vote, the HPSC approved the proposed addition to the house and denied the legalization of the garage addition. **Applicant Representative: Danny Reynoso Design Studio**

H. MODEL COLONY AWARDS: The HPSC reviewed the following candidates and recommended to the Planning Commission, with a 3-0 vote, the following properties received the 2011 11th Annual Model Colony Awards with the exception of the John S. Armstrong Landscape award. The HPSC requested that additional

candidates be brought forward for review at their next regular meeting. In addition, the HPSC added a new "Founder's Heritage Award" for those Tier I or Tier II properties that have excelled in preservation through outstanding stewardship :

1. **Founder's Heritage Award: 945 N. Euclid Ave.**
2. **Restoration Award: 220 E. Harvard Place**
3. **Rehabilitation Award: 110 S. Euclid Ave.**
4. **John S. Armstrong Award: TBD**
5. **Award of Merit: 558 E. Rosewood Ct.**
6. **Award of Merit: 307 E. Plaza Serena**

I. **MISCELLANEOUS REVIEWS:** None

DISCUSSION ITEMS

J. **RECENT PLAN CHECK:** None

K. **OTHER:**

1. Staff informed the HPSC of the façade improvement plan (paint, tile and new windows) that was approved for 108 West Holt Blvd.

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: May 12, 2011

Time: 5:30-6:25 p.m.

Location: **Senior Center Conference Room**
225 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Rick Gage, and Robert Gregorek

Staff: Rudy Zeledon and Diane Ayala

Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **April 26, 2011** were reviewed and approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. FILE NO. PHP11-012. 403 N. Fern Avenue. A request for a Certificate of Appropriateness to rehabilitate a single family residential building, rehabilitate the existing single car garage and convert to a storage unit, and new construction of a two-car garage at 403 N. Fern Avenue, Tier III historic resource, was reviewed by the HPSC. The also project proposes a roof alteration, front porch addition, and addition on the house. The HPSC determined that the proposed project was consistent with Article 26 and would not cause an adverse impact to the historic resource. With a 2-0 vote, the HPSC approved the Certificate of Appropriateness with the conditions. **Applicant: Paul Peterson**

H. MODEL COLONY AWARDS: The HPSC reviewed the property at 227 W. Sixth St. for the John S. Armstrong Landscape award and recommended to the Planning Commission, with a 2-0 vote, the following property receive a Model Colony Awards for 2011.

I. MISCELLANEOUS REVIEWS:

1. FILE NO. PDCA11-001. A proposed Development Code Amendment revising the standards for Certificate of Appropriateness Waivers for roof replacement (Section 9-1.2625(H)). The HPSC continued the item until their next meeting June 9, 2011. **City Initiated** (Requires Planning/Historic Preservation Commission and City Council approval).

DISCUSSION ITEMS

J. RECENT PLAN CHECK: None

K. OTHER: NONE

L. UPCOMING MEETINGS AND EVENTS:

1. Model Colony Awards, June 21, 2011
2. Schedule Next Tour (Old Town Monrovia)

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: June 9, 2011

Time: 5:38-6:05 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Rick Gage, and Robert Gregorek
Staff: Cathy Wahlstrom, Rudy Zeledon and Diane Ayala
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **May 12, 2011** were reviewed and approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS:

1. FILE NOS. PHP11-013 & PHP11-016. 413 W. Sixth Street. A request to designate a 1937 single family residence (an eligible historic resource) a local landmark (Local Landmark No. 88- **File No. PHP11-016**) and a Tier Designation (**File No. PHP11-016**) was reviewed by the Subcommittee. The Subcommittee determined that the property met local designation criteria in the areas of architecture, history, and association of a significant person. The Subcommittee also determined that the property met Tier II designation criteria in the area of history and association of a significant person and business. With a 2-0 vote, the Subcommittee recommended approval of the landmark designation request and the Tier II designation to the Planning/Historic Preservation Commission. **Landmark Designation Applicant: Orville D. Garrison**

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS:

1. FILE NO. PDCA11-001. A proposed Development Code Amendment revising the standards for Certificate of Appropriateness Waivers for roof replacement (Section 9-1.2625(H)). The HPSC reviewed staff's recommendation of the proposed elimination of the 40-year dimensional composition shingle and adding a new 30-year dimensional composition shingle or an aesthetic equivalent roofing replacement requirement. The HPSC expressed that the most important element of a composition roof replacement was the architectural dimension of the shingle and that the color of the shingle should be considered. **City Initiated** (Requires City Council approval).

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER: NONE

K. UPCOMING MEETINGS AND EVENTS:

1. Schedule Next Tour (Old Town Monrovia)

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: July 14, 2011

Time: 5:35-6:05 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Robert Gregorek and Barbara Hartley

Staff: Rudy Zeledon

Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **June 9, 2011** were continued until next regular meeting.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS:

1. FILE NOS. PHP11-014 & PHP11-017. 1232 North Euclid Avenue. A request to designate a 1929 single family residence (an eligible historic resource) a local landmark (Local Landmark No. 89- **File No. PHP11-014**) and a Tier Designation (**File No. PHP11-017**) was reviewed by the Subcommittee. The Subcommittee determined that the property met local designation criteria in the areas of architecture, history, and association of a significant person. The Subcommittee also determined that the property met Tier II designation criteria in the area architecture and association of a significant person and business. With a 2-0 vote, the Subcommittee recommended approval of the landmark designation request and the Tier II designation to the Planning/Historic Preservation Commission. **Landmark Designation Applicant: Sean McMillin**

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER: None

K. UPCOMING MEETINGS AND EVENTS:

1. Schedule Next Tour (Old Town Monrovia)

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: August 11, 2011

Time: 5:35-6:10 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Rick Gage, Robert Gregorek and Barbara Hartley
Staff: Diane Ayala, Sigfrido Rivera (Housing)
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **June 9, 2011** were approved with a 2-0 vote (Hartley abstain) and minutes from **July 14, 2011** were approved with a 2-0 vote (Gage abstain).

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION:

1. **File No. PHP11-018. 1007 E. Main Street.** A request to remove the property of the City's List of Historic Resources was considered by the HPSC. The HPSC determined that the property did not meet local landmark criteria finding that the building had no architectural integrity due to extensive alterations. With a 3-0 vote, the HPSC approved the application and removed the property from the City's List of Eligible Historic Resources. **Applicant: City of Ontario Housing Agency.**

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK: None

J. OTHER:

1. Staff informed the HPSC that certain street trees (12) along East J Street within the Rosewood Historic District were identified for removal and replacement. Commissioner Gregorek expressed concern regarding potential impacts from removing large number of street trees at once in any established neighborhood not just in historic districts.

K. UPCOMING MEETINGS AND EVENTS:

1. HPSC regular meeting is September 8, 2011

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: September 8, 2011

Time: 5:40-6:15 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Rick Gage, Robert Gregorek and Barbara Hartley (arrived at 5:55 p.m.)
Staff: Rudy Zeledon and Diane Ayala
Public: None

A. PUBLIC COMMENT: NONE

B. MINUTES: Minutes from **August 11, 2011** were approved with a 2-0 vote (Hartley absence).

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

I. MILLS ACT CONTRACT:

1. **File No. PHP11-015. File No. PHP11-015.** A request to consider a Mills Act Contract, contingent upon City council approval of landmark designation (approved in September 20, 2011), for the property at 1232 North Euclid Avenue was reviewed by the HPSC. With a 2-0 vote (Gage abstain), the Subcommittee made a recommendation of approval. **Applicant: Sean McMillin**

2. **File No. PHP11-020.** A request to consider a Mills Act Contract for the property at 744 North Vine Avenue, a Contributor to the Villa Historic District was withdrawn. **Applicant: David Wayne Pierce**

DISCUSSION ITEMS

J. RECENT PLAN CHECK: None

K. OTHER:

1. On September 1, 2011, the HPSC and staff toured the City of Monrovia's downtown led by Craig Jimenez, Monrovia Senior Planner.
2. The Mills Act Monitoring program results were presented to the HPSC (PC item October 26, 2011).

L. UPCOMING MEETINGS AND EVENTS: OCTOBER 13, 2011

Inventory Changes

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HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: December 20, 2010

Location: 210 West I Street

Historic Name: None

APN: 1048-043-19

Description:

Decision Date: December 20, 2010

File No: PHP10-012

Decision Making Body: HPSC

Tier Determination: Tier III

Current Historic Status: Eligible



The multi-family property at the northeast corner of I St. and Laurel Ave. is a .161 acre lot. The property contains one single story duplex which fronts I Street and one two-story building which fronts Laurel Ave. The two-story building has a studio apartment unit over an undersized (15'x18') two-car garage. Both buildings were constructed in the Mediterranean Revival style of architecture with a Pueblo Revival influence in 1928 (est.). Character Defining features of both buildings include a flat roof, rectangular plan, red clay tile shed roof, wood framed casement windows, and a smooth plaster finish.

The primary historic resource on this property is the duplex. This building is occupied. The accessory building (garage and studio unit) was originally constructed as garage and storage unit. During the 1940s, it appears that the storage unit was converted to a studio apartment. This building is currently vacant.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;

- A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.

- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The Mediterranean Revival style is the second most prevalent style in Ontario, next to the Craftsman, and can be seen throughout the city’s many historic neighborhoods. This property is an excellent representation of the Mediterranean Revival style heavily influenced by the Pueblo Revival style of architecture. This is evident by the building’s flat roof which is a common deviation for the community. Unique to this property is that the original construction was a multi-family duplex and a detached two-car garage with a second story accessory building. Many of the Mediterranean Revival style residences constructed in Ontario were single family.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.

- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: December 20, 2010

Location: 310 West Emporia Avenue

Historic Name: American Legion Building
(Ontario Post No. 112)

APN: 1049-054-04

Description:

Decision Date: January 10, 2011

File No: PHP10-011

Decision Making Body: HPSC

Tier Determination: III

Current Historic Status: Eligible



Constructed in 1953, the American Legion Building is approximately 10,000 square feet and has a T-shape plan. The roof line is broken into two parts. The first portion is slightly angled and covered with composition. There is a window band under the eave that separates the two roof sections. The second portion of the roof is flat and intersects the wall just below the window band. The front façade has two vertical divisions. The wall, under the angled roof, is a band of aluminum windows that increase in height towards the middle of the building. The wall below the window is covered with batten board and has vertical lines. The main entry door is centrally located and is under the flat roof section. There is a band of aluminum awning windows that sit below the eave and wrap the corner of the building. The building is constructed of hollow pumice concrete brick.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

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- Any property listed or determined eligible for listing in the National Register of Historic Places; or

- Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

This Modern Mid-Century building was designed by Jay Dewey Harnish of Harnish, Morgan and Causey (now referred to as HMC Architects, Inc.). HMC Architects is a nationally recognized firm with their main headquarters located in Ontario. Harnish's architectural work includes San Antonio Community Hospital, Lockheed Engineering Building in Ontario, and Pomona Valley and Kaiser Fontana Hospitals. He and his firm have designed over 30 schools in the local district and designed the local landmark "Town House" apartments on the 900 block of Euclid Avenue.

The American Legion's front section and façade of the club house is representative of the mid-century architectural movement. Character-defining features include pumice concrete brick, angled and flat roof sections, window banding, aluminum awning windows, and the use of batten board. However, the site and the building have had many alterations since the property's original development which detract from the significance of the property. The only noteworthy portion of the building is the front section and, therefore, the architecture category to meet tier criteria should not be considered.

History (Check all that apply)

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

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

The American Legion is considered one of the Nation's most influential patriotic organizations. The American Legion was chartered by Congress in 1919 as a patriotic veterans organization. Focusing on service to veterans, service members and communities, the Legion currently has about 2.4 million members in 14,000 posts worldwide. These posts are organized into 55 departments: one each for the 50 states, the District of Columbia, Puerto Rico, France, Mexico and the Philippines.

The American Legion's national headquarters is in Indianapolis, with an office in Washington, D.C. The national organization has a full-time staff of about 300 employees. The Legion has several standing national commissions and committees that work with department, district and post leadership to develop programs, increase membership and recruit volunteers. Associated organizations are the American Legion Auxiliary and Sons of The American Legion. Over the years, The American Legion has founded many programs for children and youth, including American Legion Baseball and Boys Nation.

In 1919, a group of local veterans assembled in Archie Mitchell's office and formed the West End Service Men's club called "Cher- Ami". Archie Mitchell was an instrumental member in establishing the Ontario Municipal Airport. Later in 1920, the men's club was instituted as American Legion Post No. 112 with Dr. J.H. Titus serving as the first Commander.

During the early 1920s, the Legion held regular meetings at the Hotpoint Clubhouse. During the late 1920s, John S. Armstrong donated the Armstrong residence to the Legion to be used as a new clubhouse. The residence was relocated from Euclid Avenue to 113 West E Street and was used as the clubhouse until 1953 when the new clubhouse was erected at the present location on Emporia Avenue. The Legion received top honors in 1929 for registering the highest percentage of voters in San Bernardino County. That same year the Legion Post took option on original thirty acres of the Ontario Airport. The Ontario Post has created and participated in several programs dedicated to promoting Americanism with the principals of justice, freedom, loyalty, and democracy. Aiding the veterans of all wars and their families is the foremost program as Ontario post works for a betterment of the community.

Other duties included manning voter booths on election days, donating food and clothing to needy veterans and their families, sending hometown newsletters and cigarettes to service men on tour, organizing blood banks, and attending emergency disaster preparedness conferences. Members also volunteered thousands of hours to work at the Memorial Veteran's Hospitals, Patton's Hospital, and other local hospitals. Ontario Post Member, Mary Novella received top honors for her 24-year dedication and service to the Memorial Veteran's Hospitals having volunteered 4,444 hours. The Ontario Post has hosted numerous funding raising events such as the Holiday luncheons, luaus, tea parties, rodeos, and a Las Vegas Night. All proceeds are donated to such organizations such as the Boy Scouts of America, American Heart Association, American Cancer Society, Special Olympics, and the West End Counseling. The Ontario Post also participated in the Girl's State Civic Program by making available scholarship funds to local junior high school student representative for attendance. The local conference's main objective is to instruct youths in the privileged duties, rights, and responsibilities of American Citizenships while encouraging and developing student interest in and study of government. *The American Legion Ontario Post's activities and programs demonstrate the social contribution that was made for the betterment of the community.*

Several prominent community members participated and supported the Ontario Post's meetings, special events, and programs including Jay Littleton, John Galvin, J. Byron Campbell of Campbell Construction, Mayor Bob Ellingwood, Editor and Publisher of the Ontario Herald Forrest Doucette, 16 year Council Man and Brookside Winery partner Joe Aime, Brookside Winery founder M. Biane, former Ontario Treasurer Carl Hase and Dr. Titus, Earl Richardson, Archie Mitchell, and John S. Armstrong as previously mention. *The participation of these individuals in the American Legion Ontario Post represents community activism which contributes to its historic significance as a social and civic organization. The tier criteria that identifies with a person who has exerted a major influence on the heritage of the City should not be considered for this property. This criteria is reserved for such places as residences, business headquarters, birth places, and gravesites, of those individuals who made a significant contribution to the city's heritage. For example, the William Fallis House and the Fallis Department Store Building named after the prominent businessman William Fallis would met this criteria.*

The Ontario Post has received many honors, awards, and recognition for membership accomplishments, duties, and activities. Ontario Post charter member James Galanis was appointed to the school programs commission of the American Legion. Mr. Galanis also served the on the Ontario Planning Commission and was recognized as a 50-year member. Other 50-year members include Mr. and Mrs. J.J. Cox, Mrs. Titus, Mrs. Vinnedge, Mrs. Dana Brewer, Mr. and Mrs. George Nelson, Willard Ball, Jr., Lemuel Graves, Byron Campbell, Elmer Merritt, Archie Mitchell, Carl Hase Sr., and Chester Fisk. In 1945, credit was brought to the community when Frank Doucette's editorial piece titled "Veterans are People. Treat Them As Such" won the prestigious National Herrick Award and placed first and second on a state competition for most outstanding subject to appear in the newspaper. That same year, Mr. Doucette was nominated to the American Legion's National Headquarters for outstanding accomplishment of an American Legion member. In 1958, the Junior Legion baseball team won the State Championship. In 1960, received a citation form the American Legion Department for the being the second best post in the state. In 1967, the Ontario Post placed first in the State for a press book compiled by Mrs. Novelli. That same year, Mrs. Sherman Lansdale won the Ethel Hearst trophy for her work in education and scholarship.

For 90-years the American Legion Post No. 112 has had a presence in Ontario. Several Ontario leaders and businessmen have participated in membership, programs, events, and meetings that have socially influenced the community based on the founding principals of justice, freedom, loyalty, and democracy. The Ontario Post reminds the community to fulfill its democratic responsibility by voting

and taking part in its government. However, aiding the veterans of all wars and their families is the foremost program as the Ontario Post works for a betterment of the community by volunteering their time, efforts, and funds to worth while causes.

State of California - The Resource Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #:
 DOE #:

Primary #: _____
 HRI #: _____
 Trinomial: _____
 NRHP Status Code: _____
 Other Listings: _____
 Review Code: _____ Reviewer: _____
 Date: -/-/

*Resource Name or #: American Legion Clubhouse

P1. Other Identifier: APN 1049-054-04

*P2. Location: not for publication unrestricted

*a. County San Bernardino

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

b. USGS 7.5' Quad: _____ YEAR: _____ T _____ ; R _____ of _____ of Sec _____ B.M. _____

c. Address: 310 W Emporia Avenue City: Ontario State: CA Zip Code: 91762

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
north west corner of Palm and Emporia

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

Constructed in 1953, the American Legion Building is approximately 10,000 square feet and has a T-shape plan. The roof line is broken into two parts. The first portion is slightly angled and covered with composition. There is a window band under the eave that separates the two roof sections. The second portion of the roof is flat and intersects the wall just below the window band. The front façade has two vertical divisions. The wall, under the angled roof, is a band of aluminum windows..Continued below...

*P3b. Resource Attributes: (List attributes and codes)

HP06,HP13

*P4. Resources Present: Building Structure Object Site District Element of a District Other

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



P5b. Description of Photo:
 south elevation

*P6. Date Constructed/Age and Source:

Historic PreHistoric
 Both Neither

Year Built: 1953 - Documented

*P7. Owner and Address:

Name: American Legion
 Address: 310 West Emporia Ave
Ontario, CA 91762

*P8. Recorded By:

Diane Ayala
 Associate Planner
 City of Ontario Planning Department
 303 East B Street
 Ontario, CA 91764

*P9. Date Recorded: 01/03/2011

*P10. Survey Type: CEQA Compliance
 Survey Title:

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

City of Ontario, Building Permits Model Colony History Room, Ontario Library Daily Report

*Attachments:

NONE

Building, Structure, and Object Record

Milling Station Record

Other: _____

Location Map

Archaeological Record

Rock Art Record

Sketch Map

District Record

Artifact Record

Continuation Sheet

Linear Feature Record

Photograph Record

P3a.Description (continued):

that increase in height towards the middle of the building. The wall below the window is covered with batten board and has vertical lines. The main entry door is centrally located and is under the flat roof section. There is a band of aluminum awning windows that sit below the eave and wrap the corner of the building. The building is constructed of hollow pumice concrete brick.

In 1962, a permit was issued to construct the addition on the east elevation which projects from the building. The care taker's house was removed from this location to accomandate the new addition. A small garage structure that was existng on site before the clubhouse construction remains on the north portion of the lot. A rear addition was constructed in approximately 1956.

The property is mostly paved with concrete. A parking lot is located on the west portion of the property.

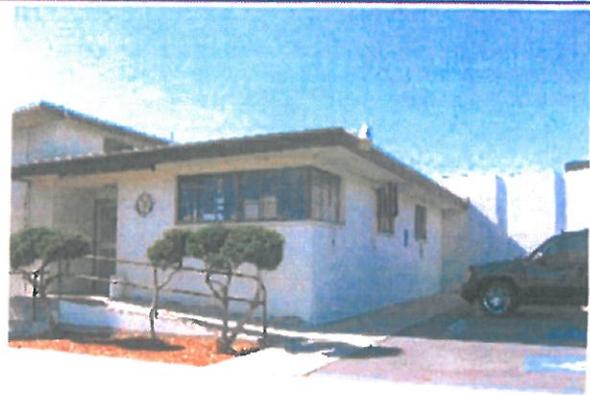
*Resource Name or #: American Legion Clubhouse

*Recorded by: Diane Ayala

*Date: 01/03/2011



Description: east elevation looking south
Photo Date:



Description: south east elevation
Photo Date:

State of California - The Resource Agency
 DEPARTMENT OF PARKS AND RECREATION
**BUILDING, STRUCTURE & OBJECT
 RECORD**

Primary #: _____
 HRI #: _____

*NRHP Status Code: _____
 *Resource Name or #: _____ Survey Title: _____

B1. Historic Name: American Legion Clubhouse
 B2. Common Name: _____
 B3. Original Use: Club House B4. Present Use: Club House
 *B5a. Primary Architectural Style: Post-Modern
 B5b. Secondary Architectural Style: _____
 *B6. Construction History: _____ Date Built: 1953
 late 1950s- rear addition constructed, 1961- additon constructed on the east elevation

*B7. Moved?: Yes No Unknown Date: _____ Original Location: yes
 *B8. Related Features: _____
 *B9a. Architect: Jay Dewey Harnish b.Builder: Campbell Construction/American Legion
 *B10. Significance: _____ Theme: other Area: State of California
 Period of Significance: 1953 Property Type: Clubhouse
 Applicable Criteria: National Register Criteria: _____ California Register: _____ Local Register: L3a, L3d
 Context: Model Colony Other: Social History

9728 The American Legion is considered one of the Nation's most influential patriotic organizations. The American Legion was chartered by Congress in 1919 as a patriotic veterans organization. Focusing on service to veterans, service members and communities, the Legion currently has about 2.4 million members in 14,000 posts worldwide. These posts are organized into 55 departments: one each for the 50 states, the District of Columbia, Puerto Rico, France, Mexico and the Phillipines. The American Legion's national headquarters is in Indianapolis, with an office in Washington, D.C. The national organization has a full-time staff of about 300 employees. The Legion has several standing national commissions and committees that work with department, district and post leadership to develop... *Continued below...*

B11. Additional Resource Attributes: HP06
 *B12. References: _____

B13. Remarks:

*B14. Evaluator: Diane Ayala
 Date of Evaluation: 01/03/2011



310 West Limporia Avenue APN 1049-054-04
 January 3, 2011

State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: _____
HRI #: _____
Trinomial: _____

B10. Significance (continued):

programs, increase membership and recruit volunteers. Associated organizations are the American Legion Auxiliary and Sons of The American Legion. Over the years, The American Legion has founded many programs for children and youth, including American Legion Baseball and Boys Nation. In 1919, a group of local veterans assembled in Archie Mitchell's office and formed the West End Service Men's club called "Cher- Ami". Archie Mitchell was an instrumental member in establishing the Ontario Municipal Airport. Later in 1920, the men's club was instituted as American Legion Post No. 112 with Dr. J.H. Titus serving as the first Commander.

During the early 1920s, the Legion held regular meetings at the Hotpoint Clubhouse. During the late 1920s, John S. Armstrong donated the Armstrong residence to the Legion to be used as a new clubhouse. The residence was relocated from Euclid Avenue to 113 West E Street and was used as the clubhouse until 1953 when the new clubhouse was erected at the present location on Emporia Avenue. The Legion received top honors in 1929 for registering the highest percentage of voters in San Bernardino County. That same year the Legion Post took option on original thirty acres of the Ontario Airport. The Ontario Post has created and participated in several programs dedicated to promoting Americanism with the principals of justice, freedom, loyalty, and democracy. Aiding the veterans of all wars and their families is the foremost program as Ontario post works for a betterment of the community.

Other duties included manning voter booths on election days, donating food and clothing to needy veterans and their families, sending hometown newsletters and cigarettes to service men on tour, organizing blood banks, and attending emergency disaster preparedness conferences. Members also volunteered thousands of hours to work at the Memorial Veteran's Hospitals, Patton's Hospital, and other local hospitals. Ontario Post Member, Mary Novella received top honors for her 24-year dedication and service to the Memorial Veteran's Hospitals having volunteered 4,444 hours. The Ontario Post has hosted numerous funding raising events such as the Holiday luncheons, luaus, tea parties, rodeos, and a Las Vegas Night. All proceeds are donated to such organizations such as the Boy Scouts of America, American Heart Association, American Cancer Society, Special Olympics, and the West End Counseling. The Ontario Post also participated in the Girl's State Civic Program by making available scholarship funds to local junior high school student representative for attendance. The local conference's main objective is to instruct youths in the privileged duties, rights, and responsibilities of American Citizenships while encouraging and developing student interest in and study of government. The American Legion Ontario Post's activities and programs demonstrate the social contribution that was made for the betterment of the community.

Several prominent community members participated and supported the Ontario Post's meetings, special events, and programs including Jay Littleton, John Galvin, J. Byron Campbell of Campbell Construction, Mayor Bob Ellingwood, Editor and Publisher of the Ontario Herald Forrest Doucette, 16 year Council Man and Brookside Winery partner Joe Aime, Brookside Winery founder M. Biane, former Ontario Treasurer Carl Hase and Dr. Titus, Earl Richardson, Archie Mitchell, and John S. Armstrong as previously mention. The participation of these individuals in the American Legion Ontario Post represents community activism which contributes to its historic significance as a social and civic organization. The tier criteria that identifies with a person who has exerted a major influence on the heritage of the City should not be considered for this property. This criteria is reserved for such places as residences, business headquarters, birth places, and gravesites, of those individuals who made a significant contribution to the city's heritage.

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For 90-years the American Legion Post No. 112 has had a presence in Ontario. Several Ontario leaders and businessmen have participated in membership, programs, events, and meetings that have socially influenced the community based on the founding principals of justice, freedom, loyalty, and democracy. The Ontario Post reminds the community to fulfill its democratic responsibility by voting and taking part in its government. However, aiding the veterans of all wars and their families is the foremost program as the Ontario Post works for a betterment of the community by volunteering their time, efforts, and funds to worth while causes.

This Modern Mid-Century building was designed by Jay Dewey Harnish of Harnish, Morgan and Causey (now referred to as HMC Architects, Inc.). HMC Architects is a nationally recognized firm with their main headquarters located in Ontario. Harnish's architectural work includes San Antonio Community Hospital, Lockheed Engineering Building in Ontario, and Pomona Valley and Kaiser Fontana Hospitals. He and his firm have designed over 30 schools in the local district and designed the local landmark "Town House" apartments on the 900 block of Euclid Avenue.

Evaluation- California Register

The American Legion's front section and façade of the club house is representative of the mid-century architectural movement. Character-defining features include pumice concrete brick, angled and flat roof sections, window banding, aluminum awning windows, and the use of batten board. However, the site and the building have had many alterations since the property's original development which detract from the significance of the property rendering it ineligible for the California Register. The building does not possess a high artistic value nor is it likely to yield information important to the prehistory or history of the local area. Furthermore, the property is not associated with events contributing to broad patterns of history.

Although several local prominent community members participated and supported the Ontario Post's meetings, special events, and programs, the property does not meet the criteria for its association with the lives of person's significance. Members and active participants include Jay Littleton, John Galvin, J. Byron Campbell of Campbell Construction, Mayor Bob Ellingwood, Editor and Publisher of the Ontario Herald Forrest Doucette, 16 year Council Man and Brookside Winery partner Joe Aime, Brookside Winery founder M. Biane, former Ontario Treasurer Carl Hase and Dr. Titus, Earl Richardson, Archie Mitchell, and John S. Armstrong as previously mention, the participation of these individuals in the American Legion Ontario Post represent a social and civic organization. This criteria is reserved for persons who gained importance through their profession or group. It appears that each individual person listed above did not gain significance through its association with the American Legion but achieved significance through their own profession.

Evaluation- Local Register

The property appears to meet local landmark criteria for designation under the architecture criteria as it embodies distinguishing architectural characteristics of a style, type, period, or method of construction. Although not eligible for California Register, it is a good example of 1950s modern architecture within the City of Ontario.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: 4/14/2011

Location: 107 S. Malcolm Ave.

Historic Name: None

APN: 1049-094-13

Description:

Decision Date: 4/26/2011

File No.: PHP11-007

Decision Making Body: HPSC

Tier Determination: Tier III

Current Historic Status: Eligible



This Vernacular wood framed one and a half story residence is appears to have been constructed in approximately 1915. It is unknown if the building was constructed on this site or if the building had moved there after 1912. Many character-defining features of this home have survived such as knee braces, exposed rafter tails, large open porch, columns, river rock, narrow clapboard siding, window openings, window trim, and overall shape and form. Majority of windows appear to have been replaced. Although the property is in a state of deterioration and is in need of repair, the level of architectural integrity is moderate.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
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 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or

- A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The Vernacular wood framed building was constructed as a single family residence just after the turn of the century (1915 est.). The building did not appear in the 1912 Sanborn Map but was illustrated in the 1928 Sanborn Map edition. The building possesses character-defining features that are typical of that architectural style despite the alterations and poorly maintained condition. Unknown at this time is whether the building was moved to this location or constructed at this site. In 1974, a fire resulted in issuance of a building permit to repair roof damage. The single family residence was converted into two apartment units.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry

- The Dairy Preserve, or the Dairy Industry
- The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation: The subdivision and development of single family residences at this location represents one of earliest residential developments in the City. The "East Side Tract" subdivision was recorded in 1907 resulting in 66 new parcels.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: 4/14/2011

Location: 117 S. Malcolm Ave.

Historic Name: None

APN: 1049-094-05

Description:

Decision Date: 4/26/2011

File No.: PHP11-008

Decision Making Body: HPSC

Tier Determination: Tier III

Current Historic Status: Eligible



This Vernacular Bungalow appears to have been constructed in 1910 (est.). It has nearly all of its character-defining features in their original form such as lattice vent in the gable end, clapboard siding, knee brackets, window openings, wood windows, and plan. There is a screened porch enclosure in the front and possible an enclosed screen patio in the rear. The level of architectural integrity is moderate. The building and property are well maintained.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:

- Designated Historic Landmarks, or
- Contributing structures in a Designated Historic District, or
- Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The Vernacular Bungalow was constructed as a single family residence just after the turn of the century (1910 est.). The building does appear in the 1912 Sanborn Map edition. The building possesses character-defining features that are typical of the architectural style and represents a modest housing prototype during its era of construction.

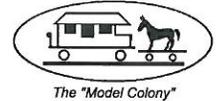
History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

TIER DETERMINATION CONT.
Location: 117 S. Malcolm Ave.



Explanation: The subdivision and development of single family residences at this location represents one of earliest residential developments in the City. The "East Side Tract" subdivision was recorded in 1907 resulting in 66 new parcels.



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: 4/14/2011
Location: 403 N. Fern Ave.
Historic Name: None
APN: 1048-343-08
Description:

Decision Date: 4/26/2011
Related Files: PHP11-010
Decision Making Body: HPSC
Tier Determination: Tier III
Current Historic Status: Eligible



The property includes an American Foursquare residential building and single car garage (rear). The architectural style is evident by the simplistic square or box plan, two-story massing, hipped roof, and windows. The original windows are long and narrow typical of Victorian era architecture. Several non-permitted additions were removed leaving the original footprint of the building intact. The wood clapboard siding has been covered over with stucco. The 1st story window on the primary elevation was enlarged and the glass was replaced during the 1950s when the building was used commercial/office. Glass blocks have been added to the sidelights which flank the entry way. The structural integrity of the building has been severely compromised. However, the architectural level of integrity remains moderate to low.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or

- A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
- A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.

- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The American Foursquare building was constructed as a single family residence just after the turn of the century (1915 est.). The building did not appear in the 1912 Sanborn Map but was illustrated in the 1928 Sanborn Map edition. The building possesses character-defining features that are typical of that architectural style despite the many alterations and additions. Unknown at this time is whether the building was moved to this location or constructed at this site.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.

- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.

- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.

- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry

- The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

Robert Collins, Ontario Police Chief (1938- 1970), and his wife lived in the home in 1926 until 1927. During this time, Collins worked at Ontario Feed and Milling Co. and his wife worked at Hotpoint (General Electric).

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: 6/8/2011
Location: 413 West Sixth Street
Historic Name: James A. Finley House
APN: 1047-341-03
Description:

Decision Date: July 26, 2011
File No.: PHP11-016
Decision Making Body: HPC
Tier Determination: II
Current Historic Status: Eligible



Built in 1938, this one and one-half story house possesses character-defining features of the Minimal Traditional architectural style. The T-plan and wide orientation of the building along the street side gives the appearance of a rambling ranch. The roof is a steeply pitched gable and has shallow eaves with simple trim. The front façade is asymmetrical and shutters flank each wood double hung window. The entrance is located in a recessed entryway. In 1947, a permit was issued to convert the 284 square foot attic space to a bedroom and bathroom. There is a 2-car detached garage located behind the home at the end of the driveway which is accessible from Sixth Street. The front yard is landscaped with several shrubs, grass and mature trees. The overall condition of the building is excellent and the architectural integrity is high.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or

- A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.

- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The Minimal Traditional style was a transitional style between the revival styles of the 1920s and 30s and the post-war tract homes. It often had a Cape Cod or other American Colonial architectural styles as an influence. The Great Depression help spur the use of this style, since the style is a compromised, more economical version of the various revival styles. The style reflected the traditional forms of other architectural styles without providing the decorative details of the original styles. This allowed the style to reference traditional styles without actually achieving them. Elements common to many styles, but belonging exclusively to none, are favored in the style including gable roofs, brick chimneys, and shutters. Houses of this style may be built of virtually any traditional material but brick and wood are the most common in California. Roofs always lack the decorative eaves or overhangs found on the influencing styles. Most examples are one or 1 ½ stories in height.

The James A. Finley House has a high level of architectural integrity and represents the Minimal Traditional style of architecture which is evidenced by the survival of the home's character-defining features. There are only two known alterations to this building. The attic conversion, as noted in this report, resulted in the addition of dormer windows and the enclosed patio on the rear. These alterations are relatively minor in nature and do not detract from the historic resource. It is a fine example of the Minimal Traditional style of architecture.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.

- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.

- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

James A. Finley, the general manager of Exchange Orange Products (Sunkist Growers), had the home built in 1938. Finley was a native of Tustin and an Ontario resident for the latter 32 years of his life. Finley had graduated with a degree in chemical engineering and associated himself with the Sunkist organization as a chemist at the products plant located in San Dimas. When the plant was relocated in 1926 to Ontario, Finley also moved with the company and became an Ontarian. In 1929, Finley worked as the plant superintendent and then in 1946 became the general manager. Finley was noted for his numerous outstanding contributions in the fields of new processes and products for utilization of surpluses citrus fruit, particularly oranges and grapefruit. Finley died in 1961 after suffering from a heart attack in his home. In 1970, the current property owner, Orville Garrison, purchased it from Ron Wolvertin.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: 7/8/2011
Location: 1232 N. Euclid Avenue
Historic Name: Clifford M. Huston House
APN: 1047-531-05
Description:

Decision Date: August 23, 2011
File No.: PHP11-017
Decision Making Body: Planning Commission
Tier Determination: II
Current Historic Status: Eligible



Built in 1929, this 2,417 square foot, two-story house is an outstanding example of the Mediterranean architectural style with Spanish tile gable roof and several arched openings. It is rectangular in plan and has an attached porte cochere on the north elevation. The building has exposed eaves, wood framed casement windows, stucco siding, and a semi-detached corbeled chimney. There is a 2-car detached garage located behind the home at the end of the driveway which is accessible from Euclid Avenue. The front yard is landscaped with several shrubs, grass and mature trees. The overall condition of the building is excellent and the architectural integrity is high.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The Mediterranean Revival was an eclectic design style that was first introduced in the United States about the end of the nineteenth century, and became popular during the 1920s and 1930s. The style evolved from renewed interest in the Italian Renaissance architecture of palaces and seaside villas dating from the sixteenth century, and can be found mainly in the states California and Florida. Architects August Geiger and Addison Mizner did much to popularize this style in Florida; while Bertram Goodhue, Sumner Spaulding, and Paul Williams did likewise in California. The architecture and construction methods of the Mediterranean style are a direct result from the climate and weather in the region. Since climate temperatures can soar into the 100s, houses were built to keep the indoors cool. This is done by giving a stucco finish to the wall surfaces.

Structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary façades. Mediterranean Revival is characterized generally by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Balconies and window grilles are common, and are generally made of wrought iron or wood. Ornamentation can be simple or dramatic, and may use various Mediterranean references. Classical, Spanish Renaissance, Spanish Colonial, and Beaux-Arts architecture details are often incorporated into the design, as are lush gardens.

The Clifford M. Huston House is an outstanding example of Mediterranean style of architecture in Ontario.

History (Check all that apply)

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

- It embodies the ideals or principles of the “Model Colony” or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City’s history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

Clifford M. Huston and his wife, Mary, came to Ontario in 1927 from Indiana. Clifford was the Vice President of Citizen’s National Bank. He was one of the original officers/directors of the Citizen’s National Bank that organized in June 1927 (located at 100 N. Euclid—in 1939 they moved into their new building at 114 N. Euclid; the bank later merged with Bank of America in 1942). Huston resigned his position from the bank in 1929. After he retired as Vice President of the Ontario Citizen’s National Bank, he served on the advisory board of the Bank of America’s Ontario Branch. In addition, to his banking activities, Huston was active in the citrus industry in the Rialto, Fontana and Ontario areas from 1907 to 1959. On the 1930 census, Clifford listed his occupation as a proprietor in the farming industry and he stated the value of his home at 1232 N Euclid Avenue was \$20,000. Cliff and Mary had a daughter, Lucille, born in 1917, who graduated from Chaffey High and Chaffey College, and she married Wilbert Kaufman, a local dentist in 1941. Clifford M. Huston died in 1961.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM F3
4/14/2011 HPSC MEETING
FILE NO. PHP11-005

REMOVAL FROM ELIGIBILITY LIST: 133 S. Malcolm Avenue

Historic Name: None
Architectural Style: Vernacular Bungalow
Date Built: 1910 (est.)

Subject Property:



EVALUATION:

The "East Side Tract" subdivision was recorded in 1907 and created 66 new parcels. The majority of homes in this area were constructed after 1907 and before 1912. The homes were predominantly constructed in the Vernacular Bungalow (early Craftsman and post Victorian Eras) architectural style. This single family residence was constructed in a Vernacular Bungalow architectural style with character-defining features including rectangular plan, steeply pitched gable roof, lattice vent, knee braces, and porch. This building has been significantly altered. Walls were covered with stucco, window openings have been reduced in size, window trim was removed, and windows were replaced with sliders. As a result of the alterations, the building no longer possesses enough of the character-defining features to be considered a historic resource. This property does

Agenda Item F3

not meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM F4
4/14/2011 HPSC MEETING
FILE NO. PHP11-006

REMOVAL FROM ELIGIBILITY LIST: 131 S. Malcolm Avenue

Historic Name: None
Architectural Style: Vernacular Bungalow
Date Built: 1912-1915 (est.)

Subject Property:



EVALUATION:

The "East Side Tract" subdivision was recorded in 1907 and created 66 new parcels. The majority of homes in this area were constructed after 1907 and before 1912. The homes were predominantly constructed in the Vernacular Bungalow (early Craftsman and post Victorian Eras) architectural style. This single family residence was constructed in a Vernacular Bungalow architectural style with character-defining features including rectangular plan, steeply pitched gable roof, lattice vent, knee braces, and porch. This building has been significantly altered. Window openings have been reduced or enlarged in size, some window trim was removed, windows were replaced with sliders, and a porch wall was added. There are two additions on the rear. The addition which is can be seen in this photograph may have been an enclosed service porch. The second rear addition has a flat style roof (see below). As a result of the alterations, the building no longer possesses enough

Agenda Item F4

of the character-defining features to be considered a historic resource. This property does not meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.



CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM F2
4/14/2011 HPSC MEETING
FILE NO. PHP11-004

REMOVAL FROM ELIGIBILITY LIST: 127 S. Malcolm Avenue

Historic Name: None
Architectural Style: Post Modern Tract Style
Date Built: 1952
Permit: City Building permit on file

Subject Property:



EVALUATION:

The "East Side Tract" subdivision was recorded in 1907 and created 66 new parcels. The majority of homes in this area were constructed after 1907 and before 1912. The homes were predominantly constructed in the Vernacular Bungalow (early Craftsman and post Victorian Eras) architectural style. The home that was constructed during the development of this tract was demolished. In 1952, a building permit was issued to Donald Taylor, property owner, for the construction of a new post modern tract style home. The residence can be described as square in plan, covered by a hipped roof with asphalt shingle, stucco covered walls, and vinyl single hung windows. The detached garage is 18' x 20' and was constructed in 1949. The "infill" building was not constructed during the period of significance for the development of the neighborhood or context. This property

Agenda Item F2

does not meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE

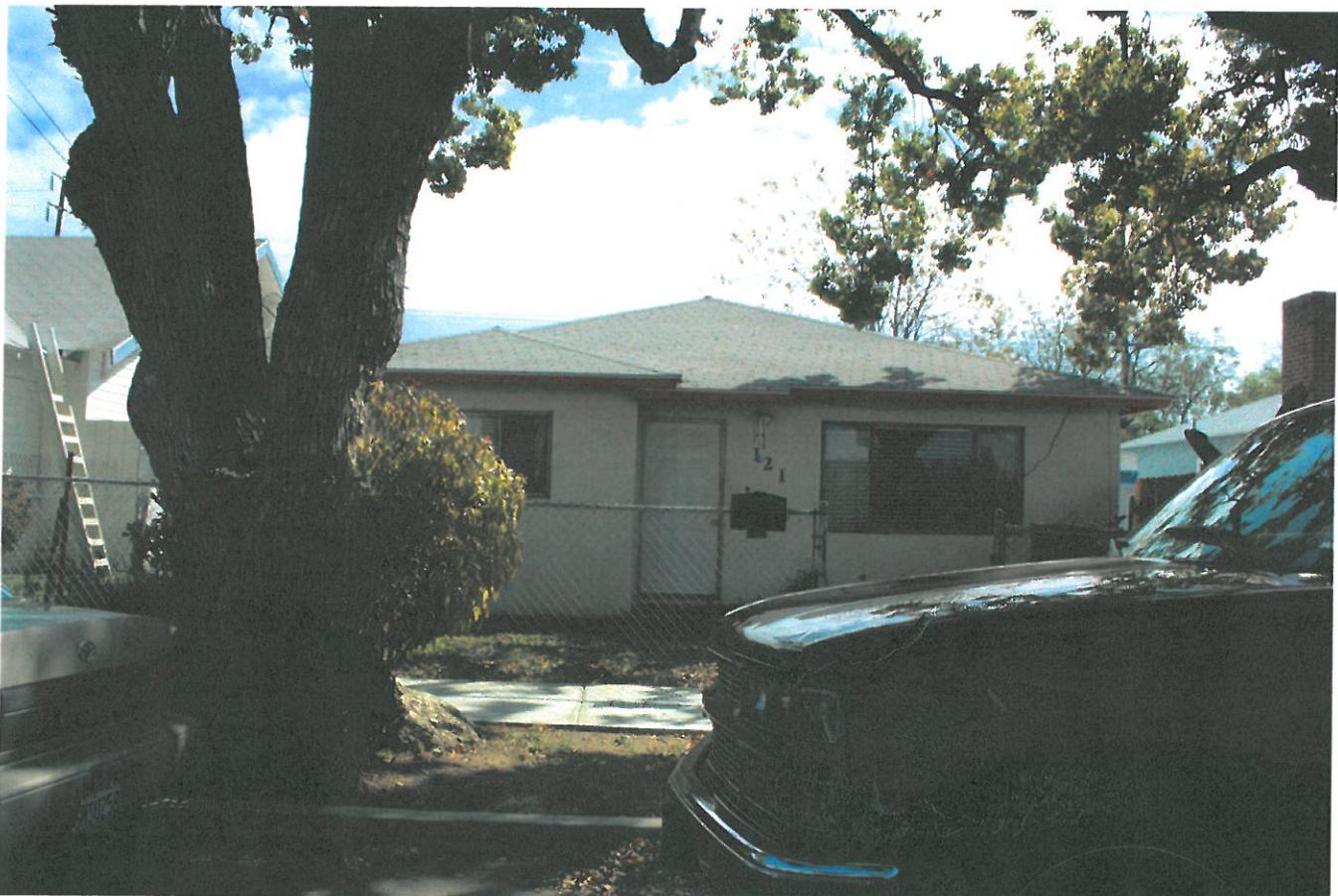


AGENDA ITEM F1
4/14/2011 HPSC MEETING
FILE NO. PHP11-003

REMOVAL FROM ELIGIBILITY LIST: 121 S. Malcolm Avenue

Historic Name: None
Architectural Style: Post Modern Tract Style
Date Built: 1956
Permit: City Building permit on file

Subject Property:



EVALUATION:

The "East Side Tract" subdivision was recorded in 1907 and created 66 new parcels. The majority of homes in this area were constructed after 1907 and before 1912. The homes were predominantly constructed in the Vernacular Bungalow (early Craftsman and post Victorian Eras) architectural style. The home that was constructed during the development of this tract was demolished. In 1956, a building permit was issued to Vernon Hention, property owner, for the construction of a new post modern tract style home. The builder was noted as "American Builders". The residence can be described as square in plan, covered by a hipped roof with asphalt shingle, stucco covered walls, and large 3-part aluminum sliding windows on the front façade. The "infill" building was not constructed during the period of significance for the development of the neighborhood or context.

Agenda Item F1

This property does not meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM F7
4/14/2011 HPSC MEETING
FILE NO. PHP11-009

REMOVAL FROM ELIGIBILITY LIST: 113 S. Malcolm Avenue

Historic Name: None
Architectural Style: Vernacular Bungalow
Date Built: 1910 (est.)

Subject Property:



EVALUATION:

The "East Side Tract" subdivision was recorded in 1907 and created 66 new parcels. The majority of homes in this area were constructed after 1907 and before 1912. The homes were predominantly constructed in the Vernacular Bungalow (early Craftsman and post Victorian Eras) architectural style. This Vernacular Bungalow, single-story residence, appears to have been constructed in approximately 1910 (est.). Some of the character-defining features of this home have survived such as exposed rafter tails, window openings, window trim, and overall shape and form. Alterations to this property occurred in 1947 with the installation asbestos siding. It appears that the decorative lattice vent located in the gable end was reduced in size most likely when the siding alteration occurred. There is dense vegetation and overgrown trees and shrubs which substantially screen the building from public view. As a result of the alterations, the building no longer possesses enough of the

Agenda Item F3

architectural integrity to be considered a historic resource. This property does not meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



**AGENDA ITEM F1 (8/11/2010 HPSC MEETING)
FILE NO. PHP11-018**

REMOVAL FROM ELIGIBILITY LIST: 1007 East Main Street

Historic Name: None
Architectural Style: None
Date Built: 1937 (est.)
Permit: No

Subject Property:



Agenda Item F1

Map:



CITY DIRECTORIES:

- 1926: No Listing
- 1928: No Listing
- 1934: No Listing
- 1937/38: T.P. Olson
- 1940 T.P. Olson
- 1945: No Listing
- 1948-49: No Listing
- 1951: No Listing
- 1954: Eddie S. Foronda
- 1957: Eddie S. Foronda
- 1959: Manuel C. Diaz
- 1962: Manuel C. Diaz
- 1964: Manuel C. Diaz
- 1967: Manuel C. Diaz
- 1976: Manuel C. Diaz
- 1983-87: No Listing

Agenda Item F1

EVALUATION:

Currently, the subject property is addressed to 1001 E. Main Street with two buildings on the property. The first building is located at the rear of the property and was originally addressed to 1007 E. Main Street. According to the Daily Report, a building permit for a four-room rock dwelling at 1007 E. Main Street was issued to T.P. Olsen in 1937. The City directories search revealed that the home was occupied by Eddie Foronda and, then later, Manuel Diaz, until 1976. The second building, addressed to 1009 E. Main St., appears to have been constructed during the 1950s as a second unit and fronts Main Street. The San Bernardino County Assessor's record indicated that an addition was constructed the rear house in 1947 (1007 E. Main Street). The record also indicated that the house was converted to storage as early as 1964 which is supported by the removal of the address in the city directories.

The property at 1007 E. Main Street does not as meet any of the designation criteria (below) as contained in the City's Historic Preservation Ordinance. The building's style, craftsmanship, and surrounding area have adversely impacted this building and site resulting in a very low level of integrity. Staff recommends removal of the subject property.

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. 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.

Public Outreach Materials

Certified Local Government

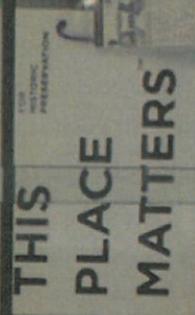
Annual Report

2010-2011

THIS PLACE MATTERS

FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation
works to protect, preserve, and restore the
historic places that matter to us.





In 1890, Bellevue Memorial Park was established as a rural cemetery, a public park-like place for all residents to escape the hustle and bustle of urban life. It was created as a place to stroll, to picnic, to breathe clean air. It was a place to gather with family and friends in gentle recreation. It was a place to lay ancestors to rest, as well as daily troubles.

The grave headstones at Bellevue Cemetery bear the names of many of the captains of Ontario industry as well as contributors to our prosperous beginnings.

Today, you will walk through the East side of the cemetery and stop at five graves. Local history buffs will perform, based on archival texts and stories told by people who have loved ones buried here.

The walking tour highlights Ontario's rich history and introduces attendees to some of the town's more interesting characters who were born or lived here. A number of hours went into researching the highlighted individuals. The Ontario City Library Model Colony Staff was especially helpful.

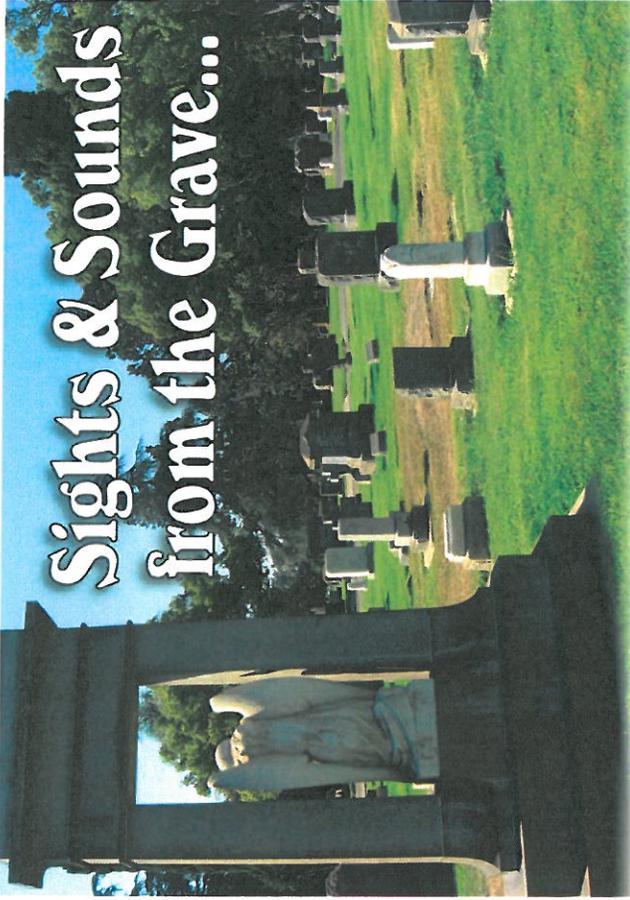
It is said that to shape our future we must know our past. This tour does just that. It's meant to raise awareness of the cemetery as a historical and everyday community treasure, and also showcases Ontario's founding fathers, increases community spirit and pride, and revives the 19th century intentions of park use within our 21st century community.



For more information about Ontario Heritage, visit www.OntarioHeritage.org



This performance would not have been possible without the cooperation of and the assistance from Bellevue Memorial Park, Randy Inlow, and his employees. Special thanks, also, to Suzanne's Flowers.



Welcome to the

1st Annual, Ontario Heritage

Spirit Walk

October 30, 2010

We will Honor the Dead and Teach a little History.

THIS SITE-SPECIFIC THEATRE PROJECT INVITES YOU TO DISCOVER BELLEVUE MEMORIAL PARK

An Oasis of Peace & Beauty that's been around since 1890.

Located on 78 acres of historic land at 1240 West G Street in Ontario, 91762

George Chaffey

Portrayed by:
Rick Gage

1848 - 1932



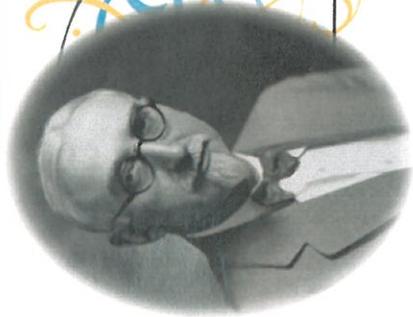
In 1878, George Chaffey left Ontario, Canada for new opportunities in California. He became the chief engineer of the new Los Angeles Electric Company. He made Los Angeles the world's first all-electrically-lit city. Next, George and brother William went into the California desert where they built a modern irrigation system and created an 8,000-acre fruit-farming community called Ontario.

Known as the Model Irrigation Colony, Ontario had a grand central avenue, innovative transportation and water systems, and an agricultural college. In 1885, George left for Australia where he developed the irrigation communities of Mildura and Renmark. After returning to California, George brought water to the Imperial Valley, which led to the creation of Calexico, Mexicali, Brawley and Imperial and let him die a very rich man.

E.H. Richardson

Portrayed by:
Jerry Blum

1871 - 1934



Earl Holmes Richardson is best known for being the inventor of the Hotpoint Iron but that was not the only role he played in Ontario. He came to California when he was 24 where his first job was to repair the power plant that electrified the trolley cars that traveled up and down Euclid Avenue. Several years later he would return to the power plant and help to electrify the Model Colony. He would begin to develop household appliances to use the excess electricity produced by the plant. He developed such items as heaters, stoves and coffee makers. But he is best known for creating the first electric iron that heated to the tip - the Hotpoint iron.

GE Hotpoint became the largest employer in Ontario - employing 25 percent of the city labor force. When Hotpoint merged with General Electric, GE asked E. H. to manage all their manufacturing operations in Chicago. But he wanted to stay close to home, so he continued to manage the local Ontario plant until his death.

Frances E. Oakley

Portrayed by:
Barbara Hartley

1839 - 1916



Frances and Abraham Oakley came to California from Canada for Abraham's health and soon settled in Ontario. They purchased 5 acres at 1 and Euclid and built a two story Stick style home which still stands today. They grew oranges on their land and shipped them by rail to markets back east. Frances became active in the Women's Temperance Union who's mission was to eliminate the sale and consumption of alcohol.

Kezzie Monroe

Portrayed by:
Lynn Gage

1860 - 1940



From 1899 to 1928, Kezzie Monroe was a librarian in Ontario. She had come to Ontario in 1891 from Maine and lived here until her death in 1940. She saw many changes in the library during her tenure, including the number of books growing nearly ten-fold. She also saw the library move from its temporary quarters at the Masonic Hall to the Carnegie Library.

Dr. Orville Ensign

Portrayed by:
Skip Pace

1844 - 1899



Dr. Orville S. Ensign was a prominent citizen of Ontario and a well respected physician in the community. He was a veteran of the Civil War, President of Grand Army of the Republic (Post 174) and member of Methodist Church of Ontario. In 1893, together with his wife Sara, Dr. Ensign built a 14 room Eastlake Victorian style home for his residence and practice. The home still stands today, at the southwest corner of Main Street and South Laurel Ave. In the medical circles of the 1880s, Dr. Ensign was looked upon as one of Southern California's best physicians.



Chaffey Joint Union

Save The Date

Friday, April 8, 2011
Saturday, April 9, 2011
Monday, April 11, 2011

100th Year Anniversary



100
Year Celebration

1911 - 2011

High School District

**Chaffey Joint Union High School District
Cordially invites you to attend its
100th Year Anniversary Celebration**

Celebration Event Dates

Friday, April 8, 2011

Program in Gardiner Spring Auditorium

7:00 p.m.

Reception in Chaffey High School Cafeteria

8:30 p.m.

Saturday, April 9, 2011

Parade - Euclid Avenue

Parade begins at 10:00 a.m.

on the corner of Fifth St. and Euclid Ave. and ends at I Street.

Graber Stadium Music Show begins at 1:00 p.m.

Monday, April 11, 2011

Commemorative Concert Gardiner Spring Auditorium

at 7:30 p.m.



THIS PLACE MATTERS

The Ontario City Council is proud to present the **11th Annual Model Colony Awards** and proclaim the month of May as **Preservation Month**. The Council will recognize achievements in the areas of preservation, restoration, and rehabilitation of the architectural and cultural heritage within the community. The public is invited to attend this special ceremony on:

Tuesday, June 21 at 6:30 p.m.
Ontario City Hall, Council Chambers
303 East B Street





ONTARIO • CALIFORNIA

JUNE 2011						
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JANUARY 2012						
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APRIL 2012						
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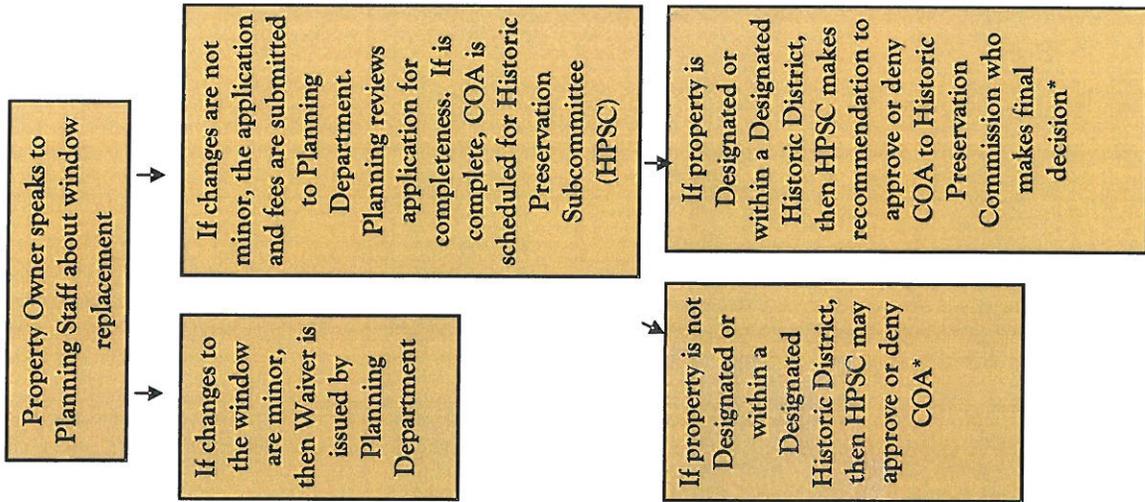
MAY 2012						
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THIS PLACE MATTERS

THIS PLACE MATTERS™

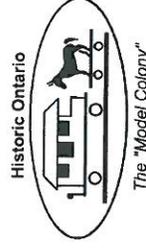
Ontario Celebrates May As Historic Preservation Month

Overview of Certificate of Appropriateness and Waiver Process



* Decision may be appealed

CERTIFICATE OF APPROPRIATENESS & WAIVERS



Informational Resources:

City of Ontario

<http://www.ci.ontario.ca.us/>

National Park Service

Secretary of Interior Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

Office of Historic Preservation

<http://ohp.parks.ca.gov/>

Other Handouts in This Series:

- Mills Act Contracts
- Historic Landmark Designations
- Historic Plaques
- Window Replacement Design & Review Process

July 2011

CERTIFICATE OF APPROPRIATENESS & WAIVERS

A Certificate of Appropriateness (COA) or a Waiver is required for all exterior work on a historic structure, building, or site including:

- Alteration, addition, restoration, rehabilitation, remodeling or relocation of a Historical Resource.
- For any work to the exterior of any non-contributing resource in a Historic District.
- Infill development within a Historic District.

The COA or Waiver is required even if no other permits (including Building Permits) are required.

A Waiver may be issued by the Planning Department for minor alterations that result in no change in materials or appearance as defined in Article 26 of the Development Code. All other alterations require the issuance of a COA which will ensure the alterations are appropriate to the character of the historic resource. COAs are issued by the Historic Preservation Commission (for Designated Properties or those within a Designated Historic District) or Historic Preservation Subcommittee for all other historic properties.

All exterior work to a historic resource must comply with all the provisions of the Ontario Development Code and must meet the Secretary of Interior Standards for Historic Properties.

What kind of things can I get a Waiver for?

The Planning Department may issue a Waiver for the following kind of minor alterations:

- Re-roof with like material (if asphalt shingle is used, it must be a 30-year dimensional shingle);
- Window replacement if the size and window type is the same or appropriate to the architectural style as determined by the Planning Department (if you are not sure, check with the Planning staff before you purchase any windows);
- New fence, wall or landscaping (if with the appropriate materials for the architectural style);
- Wall or monument signs (for commercial buildings);
- Minor additions (under 500 square feet) to a historic building which are not visible from the public right of way; and
- Accessory structures not visible from the public right of way which comply with the Development Code.

If I want to alter my historic property, what do I do?

If you are considering alterations to your historic property, contact Historic Preservation staff in the Ontario Planning Department to find out how to proceed. City staff will need you to provide a photograph (digital or hard copy) of the structure and a concept of what alterations are being considered. The concept for the alterations can be in the form of a sketch, a photograph or example of what is being considered, or a Specification Sheet (from a manufacturer). If a Waiver is issued, these materials will be kept by the City and attached to the Waiver form. If the proposed alterations do not qualify for a Waiver, then a Certificate of Appropriateness application and fees must be filed.

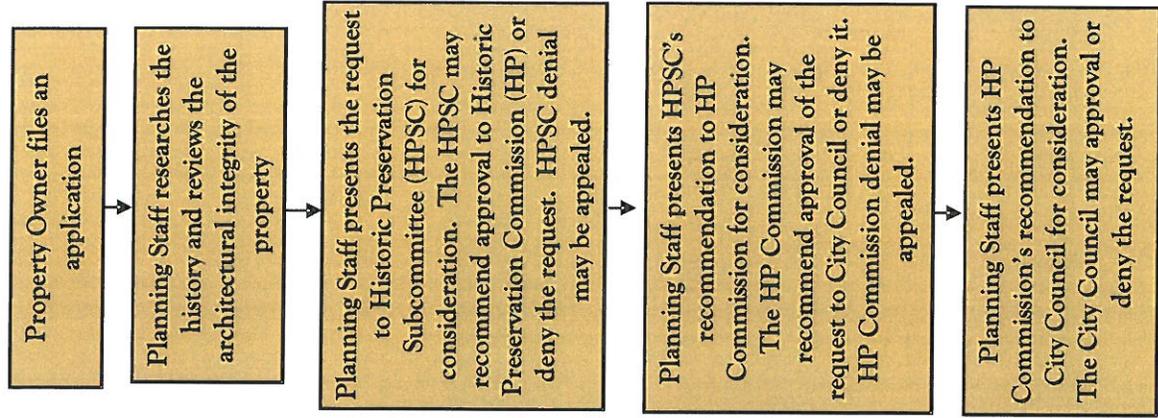
For more information on Waivers or

City of
Ontario

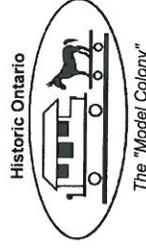
303 East B Street
Ontario, CA 91764

Phone: 909 395-2036

Overview of Landmark Designation Process



HISTORIC LANDMARK DESIGNATION



Informational Resources:

City of Ontario

<http://www.ci.ontario.ca.us/>

National Park Service

Secretary of Interior Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

Office of Historic Preservation

<http://ohp.parks.ca.gov/>

City of
Ontario
Planning
Department

July 2011

HISTORIC LANDMARK DESIGNATION

Historic Landmarks are structures, places, or objects which are significant to the City, State, or nation. Their significance may be architectural, historical, cultural, or any combination thereof. Individual Historic Landmarks must meet the criteria contained in Article 26 of the City's Development Code on its own merit. Contributors within an Historic District "contribute" to the overall historic value of the district. Each Contributor may or may not meet the criteria on its own, but collectively, they do.

The City has over 80 individual properties that are designated Local Historic Landmarks and a few are listed on the National Register of Historic Places. Over 300 properties are Contributors within a designated Local Historic District. Only those properties whose property owners wish their historic property to be designated or contributors are designated.

What is the difference between a Landmark and a Contributor?

A historic property that is a landmark meets the designation criteria described to the right on its own. A Contributor is a historic property within a designated historic district that "contributes" to the historic significance of the district. A contributor within a district receives all the

benefits of a landmark.

What properties can become landmarks?

Any historical resource may be designated a Historical Landmark by the City Council 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 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 of 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.

What are the benefits to being designated?

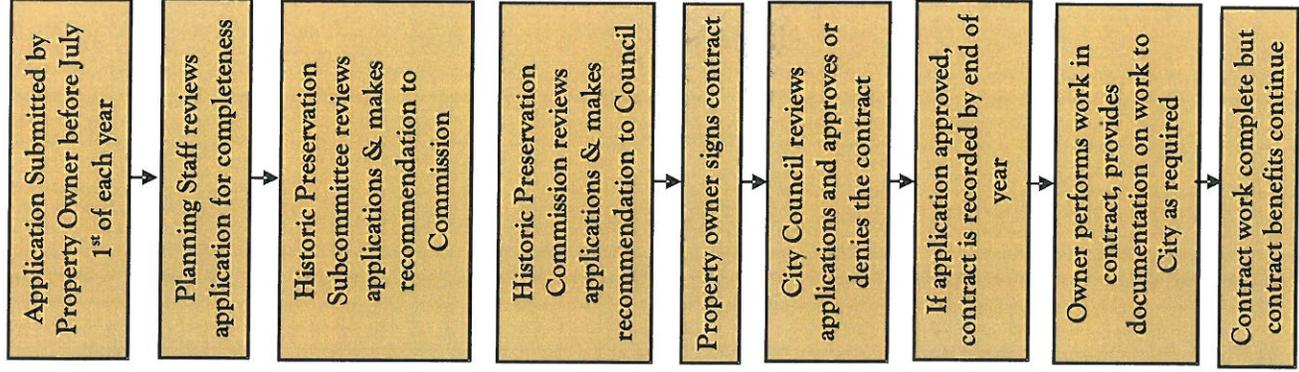
There are several benefits to being designated at the local, State or National level, including:

1. The property qualifies to apply for a Mills Act Contract;
2. California Historical Building Code can be utilized;
3. A single family residence with a 1-car garage that contributes to the significance of the property may expand the residence without providing a 2-car garage; and
4. Certain setbacks may be reduced when the reduction will allow for the restoration of a character defining feature on the building.
5. The property qualifies for a historic plaque.

For more information on Historic Landmark Designations contact:

City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764
Phone: 909 395-2036

Overview of Mills Act Process



MILLS ACT CONTRACT

Informational Resources:

City of Ontario

<http://www.ci.ontario.ca.us/>

National Park Service

Secretary of Interior Standards for the Treatment of Historic Properties

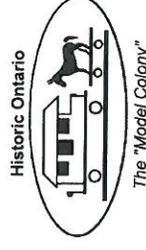
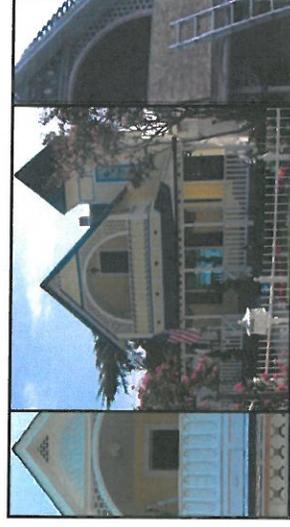
www.nps.gov/history/hps/tps/standguide/index.htm

Office of Historic Preservation

<http://ohp.parks.ca.gov/>

Other Handouts in This Series:

- Certificate of Appropriateness & Waivers
- Historic Landmark Designations
- Historic Plaques
- Window Replacement Design & Review Process



City of
Ontario
Planning
Department

July 2011

MILLS ACT CONTRACT

The Mills Act is a contract between the City of Ontario and the owner of a designated historic property. The purpose of the Mills Act is to provide an incentive for the restoration, rehabilitation and preservation of historic buildings.

The Mills Act provides for a potential reduction in property taxes in exchange for an agreed upon list of improvements. The length of the contract is a perpetual 10 years with an automatic renewal each year on the anniversary date. The reduction in the property taxes resulting from a Mills Act contract are impacted by many variables, including: whether it is owner-occupied versus rented, length of property ownership, interest rates that fluctuate annually and the real estate market. Post market trend analysis has shown that the average Mills Act property tax reductions is between 20% and 40% in their initial year with a tax reduction decrease each passing year.

In exchange for this property tax reduction, the property owner provides a list of work to be performed on the property at the owner's expense within the first ten years.

Is My Property Eligible?

Mills Act contracts are only available to properties which are:

- National Register of Historic Places;
- California Register of Historical Resources;
- Ontario Designated Historic Landmark; or
- Contributor within an Ontario Designated Historic District.

What can I include on my list of improvements?

A property owner provides a list of improvements to be performed during the first 10 years of the contract. Priorities should be given to work which will preserve and protect the resource (e.g. new roof, plumbing, electrical systems), restoration of previous improvements which were not historically appropriate, and work which is visible from the public street.

Can the Contract be Canceled?

A Mills Act contract can be cancelled in one of the following ways:

1. A property owner can file a Notice of Non-renewal which will terminate the contract in 10 years.
2. A property owner may cancel a contract with a payment of a cancellation fee of 12½% of the current property value at the time of cancellation as determined by the County Assessor.
3. The City may cancel a contract for noncompliance with the contract or the provisions of the Historic Preservation Ordinance, or a finding of misrepresentation or fraud used to obtain the contract.

Are there Standard Requirements?

The State of California has established several required provisions for all Mills Act Contracts in Section 50281 of the California Government Code. The provisions include, but are not limited to:

- The term of the contract shall be a minimum of 10 years.
- Compliance with Secretary of Interior Standards for Rehabilitation and the California Historic Building Code.
- Periodic inspections to determine the owner's compliance with the contract (through the City's Mills Act Monitoring Program).
- The contract shall apply to all successor in interest of the owner.
- Written notice to State Office of Historic Preservation within six months of entering into the contract.

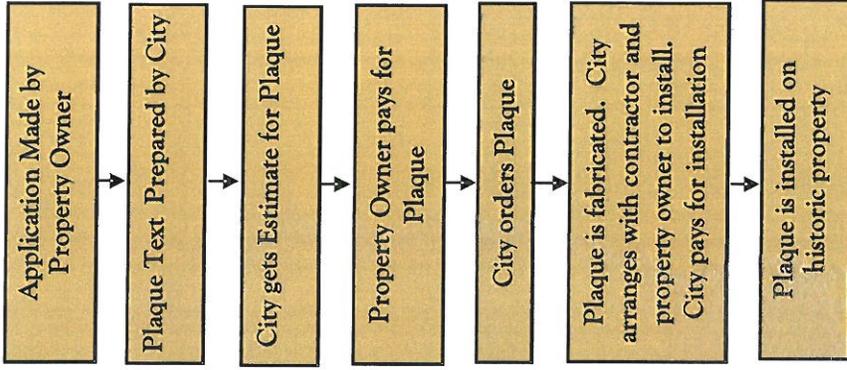
The City requires that a Waiver or Certificate of Appropriateness for any exterior alteration or addition be issued and all applicable permits be issued prior to any work commencing.

For more information on the City of Ontario's Mills Act Contracts contact:

City of Ontario
Planning Department

303 East B Street
Ontario, CA 91764
Phone: 909 395-2036

Overview of Plaque Process



For more information on the City of Ontario's Historic Plaque Program contact:

City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764

Phone: 909 395-2036

HISTORIC PLAQUES



Informational Resources:

City of Ontario

<http://www.ci.ontario.ca.us/>

National Park Service

Secretary of Interior Standards for the Treatment of Historic Properties

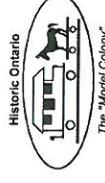
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Office of Historic Preservation

<http://ohp.parks.ca.gov/>

Other Handouts in This Series:

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- Window Replacement Design & Review Process



City of
Ontario
Planning
Department

July 2011

HISTORIC PLAQUES

The City of Ontario has created a plaque program to recognize designated historic properties. The plaques are made of bronze with raised letters and are eight inches (8") tall by ten inches (10") wide. The plaques typically have the name of the building or structure, the date of designation, the landmark number or district name, and a brief description of the property and its significance.

Any owner of a historic property may purchase a plaque for their designated property and the City will pay the cost of installing the plaque.

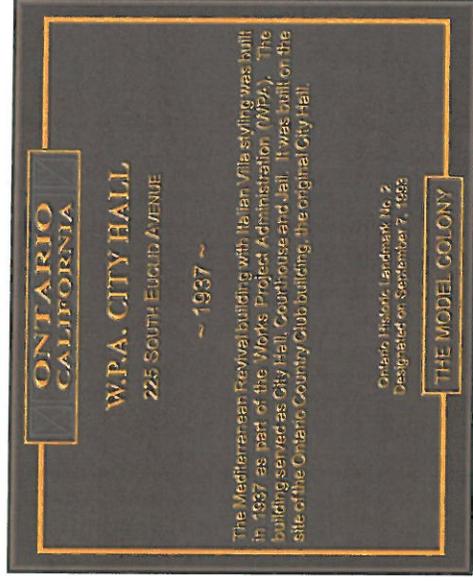
Why would I want a historic plaque?

An owner of a historic building may want a historic plaque to explain why their property is architecturally or historically significant to those who visit their property and future generations. The bronze plaque is attractive and adds a level of prestige to your property. It says you are proud to be the current steward of this historic resource.

How do I apply for a historic plaque?

The property owner of a locally designated historic property (landmark or contributor within a district) may apply for a historic plaque with the Ontario Planning Department. City staff will research the property and prepare a draft of the plaque text for the property owners review. Once the content of the plaque is agreed upon by both the City and the property owner, the City receives a formal estimate for the plaque. After the property owner makes a check payable to the City for the purchase of the plaque, the plaque is ordered. Once the plaque has been fabricated, the City arranges with the property owner and the contractor to meet on-site for plaque installation. The location of the plaque should be on the building near the front entry and visible to the public. The City pays for installation of the plaque. On average, completion of a plaque request will take 12 weeks to complete from application to installation.

There are approximately two dozen historic properties that have received plaques as of 2008.



Sample of bronze plaque



Plaque location at entry to home

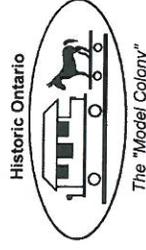
WINDOW REPLACEMENT DESIGN REVIEW & PROCESS



Example of an appropriate window alteration

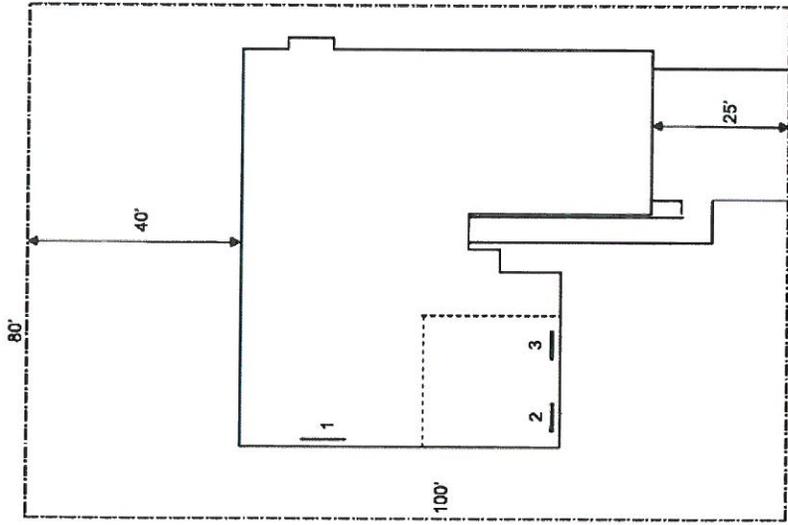


Example of an inappropriate bathroom alteration



City of Ontario Planning Department

July 2011



Example of a window plot plan

Window Number	Existing Width x Height	Proposed Width x Height	Existing Material & Type	Proposed Material & Type	Bedroom (Y/N)
1	1 x 3	1 x 3	Wood- Casement	Wood- Casement	No
2	4 x 6	4 x 6	Aluminum- Slider	Vinyl- Single Hung	Yes
3	3 x 4	3 x 5	Wood- Double Hung	Wood- Single Hung	Yes

Example of a window schedule

Informational Resources:

National Trust for Historic Preservation

www.preservationnation.org/issues/weatherization/windows

National Park Service

Secretary of Interior Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

Office of Historic Preservation

<http://ohp.parks.ca.gov/>

City of Ontario Planning Department

303 East B Street

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WINDOW REPLACEMENT REVIEW & PROCESS

Windows are an essential element in terms of architectural characteristic and craftsmanship of a historic building. They are also an important aspect when determining a building's historic significance. Repairing and retaining original windows are usually desired, however replacement is necessary in some cases. A Certificate of Appropriateness or a Waiver will be required even if no other permits (including Building Permits) are required. In an effort to streamline this process for those who are conducting only minor changes to their windows, the Planning Department has prepared this brochure in order to explain the process.



Repairing Historic Windows

Many people believe that replacement windows are a better, more energy efficient, and environmentally responsible alternative for homeowners to use on their historic homes. However in most cases, repairs are all that is necessary, especially if the window was built before 1940. Repairing historic windows helps maintain a building's authenticity of an architectural style. There are also a number of reasons to restore historic windows including:

- Heat loss is typically due to roof and

un-insulated walls.

- Studies have shown that almost 30% of the time, a replacement window will need to be replaced sooner than anticipated despite manufacturers' lifetime warranties.
- Replacement windows that contain vinyl or PVC are toxic to produce and create toxic byproducts. Installing these in your house is not a "green" approach.
- Window materials that are 60 years or older are usually denser and more durable than new wood windows. They are also generally more rot- and warp- resistant compared to even modern wood.

For more case studies and research on retaining historic wood windows and achieving energy efficiency please see the National Trust for Historic Preservation and the California Office of Historic Preservation

Web addresses on the back of this brochure.



Retrofitting Historic Windows

Retrofitting historic windows can be done, so long as the replacement windows comply with the design and style of the original windows. Also, the alteration should look as seamless as possible. A good alteration can be a multitude of difference to the value of a home and its historic significance.

Staff Review

All proposed window replacements for historic buildings are subject to Planning Department review and approval. If proposed window replacements meet the following scenarios, staff can issue approval through a Waiver:

1. The applicant proposes to replace existing windows with similar windows (i.e. wood multi-pane windows with wood multi-pane windows).
2. The applicant proposes to replace existing windows with windows in a material and/or type appropriate to the architectural style of the house (i.e. replacement of aluminum slider windows with single hung, wood windows on a Mediterranean or Craftsman style house).
3. The applicant proposes vinyl- or aluminum clad-wood windows where wood is the traditional window material to the architecture style (i.e. replacement of a double hung, wood window with a single hung, vinyl window).

In all cases, the existing window frame and detailing must be maintained or replaced with similar materials in matching dimensions.

Requirements for Review

1. A complete plot plan prepared in 8 1/2" x 11" format of the property, showing locations where the window(s) will be replaced (or have been replaced).
2. Photographs of the building where windows will be changed.
3. Submittal of brochure and/or photographs of proposed replacement windows.
4. Window Schedule (specifying the window number, existing size, proposed size, existing material, proposed material, window type, and whether the window is in a bedroom).