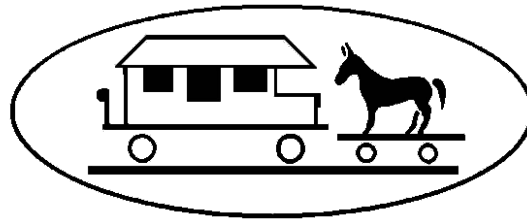


Historic Ontario



The "Model Colony"

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

AGENDA

May 13, 2021

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

MEETINGS WILL BE HELD VIA ZOOM

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of March 11, 2021, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP21-003**: A Certificate of Appropriateness for the demolition of 2 Tier III historic single-story commercial buildings located at 209 South Fern Avenue and 310 West Emporia Avenue to facilitate the construction of 50 multiple-family affordable housing dwelling units, generally located at the northwest corner of Emporia Street and Palm Avenue, within LUA2N and LUA3 of the MU-1 (Downtown Mixed-Use) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an Environmental Impact Report (SCH# 2008101140) was certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 1049-054-04 and 1049-054-06) **submitted by The Related Companies of California, LLC. Planning/Historic Preservation Commission action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PHP21-003 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

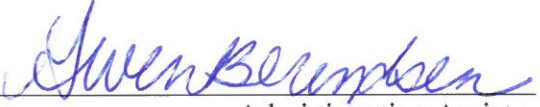
- 1. Model Colony Awards**
- 2. Single Family Residential at 1521 North Euclid Avenue**

If you wish to appeal a decision of the **Historic Preservation Subcommittee**, you must do so within ten (10) days of the **Historic Preservation Subcommittee** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Historic Preservation Subcommittee** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Historic Preservation Subcommittee** at, or prior to, the public hearing.

The next **Historic Preservation Subcommittee** meets on June 10, 2021.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **Monday, May 10, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Administrative Assistant

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION
(Presented to public via ZOOM)**

Historic Preservation Subcommittee

Minutes

March 11, 2021

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via ZOOM, by Robert Gregorek, at 5:36pm

BOARD MEMBERS PRESENT

Robert Gregorek, Chairman
Rick Gage, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Planning Commissioner

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the February 11, 2021 Meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP20-008:** A Certificate of Appropriateness to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast to the corner of the site to facilitate the subdivision of 1.1-acres of land located at 730 West Fourth Street. within the LDR-5 (Low Density Residential –2.1 to 5.0 DU/Acre) zoning district. A Mitigated Negative Declaration of environmental effects has been prepared for this project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1047-594-52) **submitted by Fred Herzog. Planning Commission action is required. Related File Nos. PDEV20-014 and PMTT20-004**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP20-008.

Motion to approve **File No. PHP20-008** was approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. Review and construction status of a previously approved and issued Certificate of Appropriateness:

- a. 1521 N. Euclid Avenue (File No. PHP17-003) approved on June 27, 2017, and

This discussion item was continued to the next regular Historic Preservation Subcommittee meeting.

- b. C1 Block within the Downtown Civic Center PUD area bound by C Street to the south, D street to the north, Lemon Avenue to the east and Euclid Avenue to the west (File No. PHP06-007) approved on May 23, 2006.

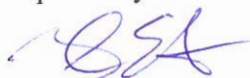
Diane Ayala, Senior Planner, shared with the HPSC the previously approved Certificate of Appropriateness.

2. Armsley Square Street Tree removal and replacement phasing.

Ms. Ayala updated the HPSC on the plan for removal and replacement of street trees in the Armsley Square Historic District.

There being no further business, the meeting was adjourned at 6:00pm.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

May 13, 2021

DECISION NO:

FILE NO: PHP21-003

DESCRIPTION: A Certificate of Appropriateness for the demolition of 2 Tier III historic single-story commercial buildings located at 201-215 South Fern Avenue and 310 West Emporia Avenue to facilitate the construction of 50 multiple-family affordable housing dwelling units, generally located at the northwest corner of Emporia Street and Palm Avenue, within LUA2-N (Arts District- North) and LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed-Use) zoning district. (APNs: 1049-05-404 and 1049-05-406); **submitted by The Related Companies of California, LLC.**

PART I: BACKGROUND & ANALYSIS

THE RELATED COMPANIES OF CALIFORNIA, LLC., (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP21-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of approximately 2.15 acres of land generally bordered by Transit Street on the north, Emporia Avenue on the south, Fern Avenue on the west and Palm Avenue on the east and an adjacent parking area on the south side of Emporia Street. The historic buildings are located 201- 215 South Fern Avenue (APN:1049-05-406) and 310 West Emporia Avenue (APN: 1049-05-404) are depicted in *Exhibit A: Aerial Photograph*, attached. Existing land uses, General Plan and zoning designations on and surrounding the project site are as follows:

	Existing Land Use	General Plan Designation	Zoning Designation
<i>Site</i>	Office, Commercial, Assembly, and Undeveloped	Mixed Use	LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed-Use)
<i>North</i>	Retail and Undeveloped	Mixed Use	LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed-Use)
<i>South</i>	Wholesale Machinery and Undeveloped	Mixed Use	LUA2-N (Arts District- North) of MU-1 (Downtown Mixed-Use)
<i>East</i>	Parking Lot and Undeveloped	Mixed Use	LUA2-N (Arts District- North) of MU-1 (Downtown Mixed-Use)
<i>West</i>	Multi-Family Residential	Mixed Use	LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed-Use)

(2) Project Description: The Applicant is proposing to demolish 2 Tier III historic, one-story commercial buildings depicted in *Exhibit B: Photographs*, to allow for the implementation of Phase 2 of the Emporia Family Housing project which consists of new construction of 50 multiple-family dwelling units and recreation area as depicted in *Exhibit C: Proposed Site Plan* and *Exhibit D: Proposed Elevation*.

(a) Background —The project site is located within the Center City Redevelopment Project Area, established in 1983. And while the redevelopment practice was eliminated by the State, the Center City Redevelopment Project Area Plan is still in effect. The plan encourages the development of a high intensity, multi-use central business district. In addition, The Ontario Plan contains goals and policies for the City's original downtown and the Downtown Mixed-Use District which further support the goals of the Center City Redevelopment Project Area Plan. The Center City Redevelopment Project Area Plan envisions revitalization of the City's downtown area, in part, by infusing high-density residential and mixed-use developments into the downtown core. The Ontario Plan ("TOP") was established to further this vision and is intended to create an intensive mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, ensure the historic character of the district is enhanced, and concentrate the most intense/dense development along Euclid Avenue and Holt Boulevard. Furthermore, The Ontario Plan specifies a residential density range of 25 to 75 units per acre and a maximum floor area ratio of 2.0 for commercial office and retail developments within the Downtown Mixed-Use District.

On May 23, 2017, the Planning Commission approved a Tentative Parcel Map (File No. PMTT17-005) to consolidate lots and vacate a portion of Transit Street and Development Plan (File No. PDEV17-017) to construct 75 multiple-family residential affordable apartment units on 2.95-acres of land, generally located south of Holt Boulevard, east of Fern Avenue, south of Emporia Street, and west of Vine Avenue, contingent upon City Council approval the Emporia Family Housing Planned Unit Development (PUD). On June 6, 2017, the City Council approved the Emporia Family Housing PUD. Phase 1 construction of 75 multiple-family dwelling units has been completed.

On February 23, 2021, an Amendment to the Emporia Family Housing PUD (File No. PUD21-001), Tentative Tract Map (File No. PMTT21-004), Development Plan (File No. PDEV21-008) to expand the project site area by 2.15-acres of land, consolidate parcels of land, vacate portion of Fern Avenue south of Transit Street and north of Emporia Avenue, and construct 50 multiple-family dwelling units known as Phase 2, and a Certificate of Appropriateness (File No. PHP21-003) to allow the demolition of 2 Tier III historic resources to accommodate the proposed multiple-family residential development were submitted and are being processed concurrently. Approval of the Certificate of Appropriateness is contingent upon approval of the Amendment, Tentative Tract Map, and Development Plan.

On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for the 4,000 square foot, one-story commercial

building, a historic resource, located at 201-215 South Fern Avenue (*Attachment B: Tier Determination*). On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for the 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street (*Attachment B: Tier Determination*).

(b) Historic Significance and Evaluation —

(i.) *Office Building (201-215 South Fern Avenue)*: The building is a wide one-part commercial block building in the Art/Streamline Moderne architectural style and is approximately 4,000 square feet. The style is indicated by a flat roof, smooth wall surfaces, the use of glass-block windows, and a thin cantilevered roof running the entire length of the building that curves around the north-east corner. The building is situated in a rectangular building plan with a zero front setback and consists of eight commercial units. The original building addresses were 201 through 207 South Fern Avenue. It appears that there was a later addition constructed in the same style which added units in 1963 and 1978. The wall surfaces are made of concrete block covered by stucco and the entryways are recessed.

The 2003 Downtown intensive level survey suggests that the original portion of this commercial building appeared to be Eligible as a Contributor to a potential historic district stating that “the location, setting and design of the original building contributes to a historical record of the development of commerce in the City of Ontario.” The design of the building preserves a sense of the historic character of the commercial core of the city of Ontario.

(ii.) *American Legion Building (310 West Emporia Street)*: 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. 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.

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.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and was reviewed to determine possible environmental impacts; and

WHEREAS, on January 27, 2010, The Ontario Plan (TOP), File No. PGPA06-001 for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted by City Council, determining that demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR for which a Statement of Overriding Consideration was documented; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with TOP Environmental Impact Report (State Clearinghouse No. 2008101140) and this Application introduces no new significant environmental impacts; and

WHEREAS, on August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for a 4,000 square foot, one-story commercial building, a historic resource, located at 201-215 South Fern Avenue; and

WHEREAS, on January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for a 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street; and

WHEREAS, Ontario Development Code Section 4.02.050 requires approval of a replacement structure or development plan by the City of Ontario prior to approval and issuance of a Certificate of Appropriateness for demolition; and

WHEREAS, on February 23, 2021, a Development Plan (File No. PDEV21-008) to construct 50 multiple-family dwelling units was submitted in conjunction with the Project; and

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

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

WHEREAS, on May 13, 2021, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the HPSC has reviewed and considered the information contained in the previously certified TOP Environmental Impact Report (State Clearinghouse No. 2008101140) and supporting documentation, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The previous certified TOP Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous certified TOP Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous certified TOP Environmental Impact Report reflects the independent judgment of the City Council; and

(4) All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

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

(1) *The proposed demolition is necessary because all efforts to restore, rehabilitate, and/or relocate the resource have been exhausted.* The site is located within the LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed-Use) zoning district which offers the most opportunity for development of market-rate and attainable housing. Avoidance of demolition through restoration, rehabilitation, or adaptive reuse of the historic resources would render the proposed multiple-family residential development not feasible. However, relocation of the historic resource may be possible under certain conditions. Prior to demolition, the Project conditions of approval require advertisements be placed offering the buildings at no cost for those who can relocate the buildings off site; and

(2) *The proposed demolition is necessary because restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation.* The proposed multiple-family residential development at the project site would implement phase 2 of the Emporia Family Housing project. The historic buildings are one-story commercial buildings. Adaptive reuse of buildings to support an increase of residential units at the site would result in major alterations to the buildings by which building height and additions to the existing floor area would dramatically alter character-defining features; and

(3) *The proposed demolition is necessary because failure to demolish the resource would adversely affect or detract from the character of the District.* The resource is not located within a potential, proposed or designated historic district. The surrounding properties are developed with multi-family, commercial and industrial buildings that do not have potential to become a historic district; and

(4) *The resource proposed to be demolished has been assigned a Tier III designation.* The HPSC determined the 2 one-story commercial buildings were Tier III historic resources, as included in Attachment "B" of this Decision.

SECTION 3: Based upon all related information presented to the HPSC, the HPSC finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the certified EIR that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the certified EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3 above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario

Historic Preservation Subcommittee
File No. PHP21-003
May 13, 2021

City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 13th day of May 2021.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: Photos



Office Building- 201-215 S. Fern Avenue



American Legion Building- 310 West Emporia Street

Exhibit C: Proposed Site Plan (Related File Nos. PMTT21-004 & PDEV21-008)

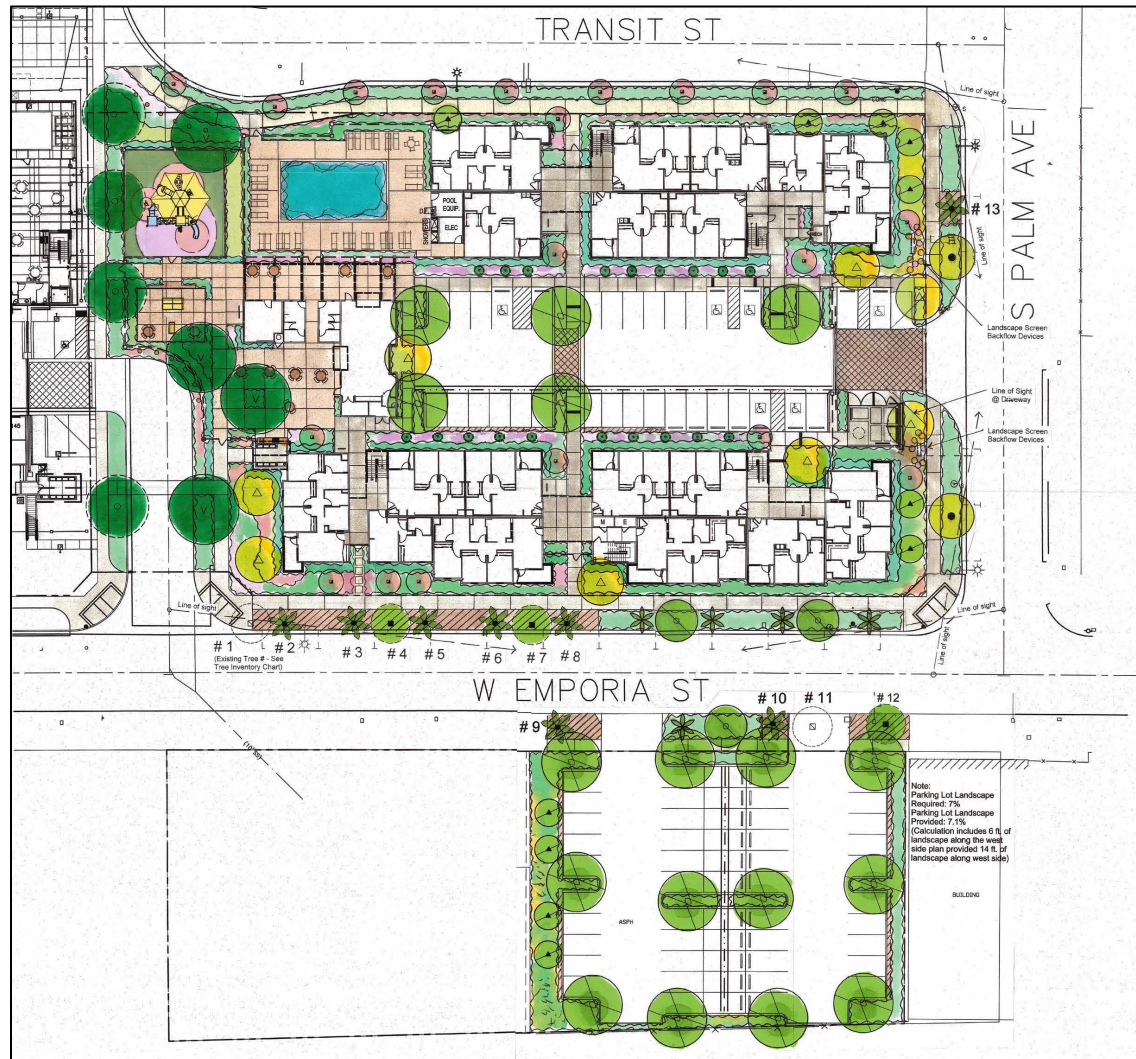


Exhibit D: Proposed Elevation (Related File No. PDEV21-008)



EAST ELEVATION

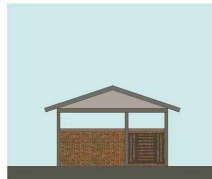


SOUTH ELEVATION

South Building



TRASH ENCLOSURE -
COURTYARD ELEVATION



TRASH ENCLOSURE -
WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION

South Building



EAST ELEVATION



SOUTH ELEVATION

North Building



WEST ELEVATION

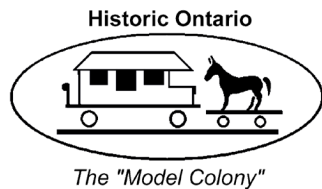


NORTH ELEVATION

North Building

Attachment “A”

FILE NO. PHP21-003 CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS- DEMOLITION

CONDITIONS OF APPROVAL

Date: May 13, 2021
File No.: PHP21-003 (Related File Nos. PMTT21-004 & PDEV21-008)
Location: 201-215 S. Fern Avenue and 310 West Emporia Avenue (APNS: 1049-054-04 & 1049-054-06)
Prepared By: Diane Ayala, Senior Planner

Description:

A Certificate of Appropriateness for the demolition of 2 Tier III historic single-story commercial buildings located at 201-215 South Fern Avenue and 310 West Emporia Avenue to facilitate the construction of 50 multiple-family affordable housing dwelling units, generally located at the northwest corner of Emporia Street and Palm Avenue, within LUA2-N (Arts District- North) and LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed-Use) zoning district.

Conditions:

1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. Approval of this request is contingent upon City Council approval of PUD Amendment, File No. PUD21-001, and Planning Commission approval of related Tentative Tract Map, File No. PMTT21-004 and Development Plan, File No. PDEV21-008.
3. Prior to issuance of demolition building permit, every effort shall be made to relocate buildings. The buildings shall be offered at no cost for those who can relocate off site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 5 non-profit heritage organizations in writing of the building. A social media campaign including a dedicated web page (or post) with the building's information (description, square footage, photographs) and contact information should be incorporated into the building's advertisement.
4. Full documentation, including but not limited to as-built drawing, historical narrative and HABS photographs, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning

Conditions of Approval

File No.: PHP21-003

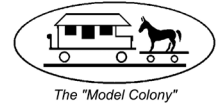
May 13, 2021

Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit.

5. A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition. For Tier III structures, this mitigation fee is equal to 10% of the price per square foot construction cost as established in the most current ICC Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment.
6. A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.
7. An interpretative plan highlighting the American Legion history, architect of record history and Mid-Century Modern architectural style of the American Legion Building located at 310 West Emporia Avenue shall be constructed onsite. Rock curb within project area may be reused as in the Phase 1 Emporia Family Housing project. Content of plan shall be completed by a professional who meets the U.S. Department of the Interior Standards qualifications in the categories of history or architectural history. The Plan shall be implemented and constructed prior to final occupancy of buildings.
8. The applicant shall obtain a building permit prior to any demolition, relocation, or construction.
9. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
10. Conditions of Approval table shall be reproduced onto the all plans submitted for permits.

Attachment “B”

TIER DETERMINATIONS



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: August 12, 2010

Location: 201-215 S. Fern Ave

Historic Name: None

APN: 1049-054-06

Description:

Decision Date: August 12, 2010

File No: PHP10-004

Decision Making Body: HPSC

Tier Determination: III

Current Historic Status: Eligible



This is a long one-part commercial block building in the Art/Streamline Moderne style. This style is indicated by a flat roof, smooth wall surfaces, the use of glass-block windows, and a thin cantilevered roof running the entire length of the building and curved around the north-east corner. The building is situated in a rectangular building plan and now consists of eight commercial units. The original building consisted of units 201 through 207. Attached commercial units 209 through 215 were a later addition constructed in 1963 and 1978. The wall surfaces are made of concrete block covered by stucco. It is located on a corner and is close to the street. The lot to the south of it is now empty. Sidewalks run along the west and south sides of the building and the curbs are rock.

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 front (west) façade is symmetrical and consists of four similar sections. Two of these sections in the northern most part are a part of the original building, while the two sections in the south of front façade are attached later additions. Each of these sections consists of a recessed entranceway in between two large fixed windows flush with the outer wall of the facade. The recessed entranceway consists of two doors in between two sidelights. The sidelights in the original building are made up of glass-block, while in the attached add-on buildings they are simply glass plate windows. The doors all have one large plate glass window in them. The west part of the north façade consists of one large wood framed fixed window under the curved cantilevered roof. The south façade has no doors or windows along it.

The 2003 Downtown intensive level survey suggests that the original portion of this commercial building appeared to be eligible to the Historic Register as a contributor to a potential historic district stating that "the location, setting and design of the original building contributes to a historical record of the development of commerce in the City of Ontario." The design of the building preserves a sense of the historic character of the commercial core of the city of Ontario.

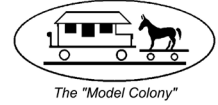
History (Check all that apply)

- 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:



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.

- 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:

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.