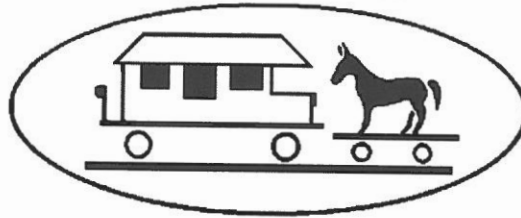


Historic Ontario



The "Model Colony"

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

AGENDA

July 14, 2016

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

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of June 9, 2016, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

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

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PHP16-008 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

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

1. CEQA Determination

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

2. File No. PHP16-011 (Tier Determination)

Motion to Approve/Deny

Discussion Items

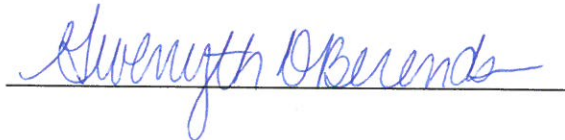
1. Project Updates

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 August 11, 2016

I, Gwen Berendsen, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **July 11, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Gwen Berendsen

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

June 9, 2016

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Richard Delman, Subcommittee Chairman, at 5:35 pm

BOARD MEMBERS PRESENT

Richard Delman, Chairman
Robert Gregorek, Planning Commissioner (Arriving at 5:45 pm)
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

No one responded from the audience

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the April 14, 2016 meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby seconded by Mr. Gregorek; and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP16-007:** A request for a Certificate of Appropriateness (File No. PHP16-007) to construct exterior modifications to an existing commercial building, designated Local Landmark No. 6 (the Ontario Laundry Co. Building) on .376 acres of land at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-354-11).

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-007. Ms. Antuna discussed the proposed improvements and the proposed use that will be reviewed and approved under File No. PCUP16-007 by the Planning Commission.

PUBLIC TESTIMONY

Ms. Petrina Delman, President of Ontario Heritage, asked if she could share the information presented, in the staff report, with the members of Ontario Heritage.

Ms. Ayala stated that would be appropriate.

As there was no one else wishing to speak, Mr. Delman closed the public hearing.

Motion recommending approval of **File No. PHP16-007** subject to conditions to the Planning Commission was made by Mr. Gregorek seconded by Mr. Willoughby approved unanimously by those present (3-0).

- C. **REQUEST TO RESCIND TIER DETERMINATION AND REMOVE FROM THE ONTARIO REGISTER FOR FILE NO. PHP16-009**: A request to: 1] Rescind Tier Determinations; and 2] Remove historic resources from the Ontario Register for 2 commercial, Tier III Eligible Historic Resources, located at 639 East Holt Boulevard and 752 East Holt Boulevard. (APNs: 1048-525-19 and 1049-101-09); the request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines;

Assistant Planner, Elly Antuna, presented the staff report on File No. PHP16-009. Ms. Antuna discussed the previous Tier Determinations and alterations that have occurred since then, for the 2 commercial properties.

Mr. Delman closed the public hearing.

Motion to approve **File No. PHP16-009** was made by Mr. Willoughby seconded by Mr. Gregorek and approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. Urban Greening Grant Project: repurposing and re-landscaping grounds at the Ontario Museum of History and Art.

Senior Planner, Diane Ayala, shared with the HPSC members the concept for the repurposing and re-landscaping of the grounds at the Ontario Museum of History and Art.

There being no further business, the meeting was adjourned at 6:29pm.

Respectfully submitted,



Elly Antuna
Assistant Planner



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION
 Historic Preservation Subcommittee

June 9, 2016

Please provide Business Card or PRINT your Name, Company/Organization and Project Affiliation

Item No. and Description	Name	Company	Project Affiliation (e.g., Owner, Applicant, Owner Representative, etc.)
PHP16-007 – Certificate of Appropriateness for the Ontario Laundry Co. Building, located at 401 N. Euclid Ave.	Petrina Delman	Ontario Heritage	Public



Historic Preservation Subcommittee

July 14, 2016

DECISION NO: HPSC16-

FILE NO.: PHP16-008

DESCRIPTION: A request for a Certificate of Appropriateness to demolish a Tier III historic resource, a one-story, single-family 1,280 square foot residence built in the Spanish Colonial/ Mediterranean Revival style, to allow for the construction of 2 industrial warehouse buildings totaling 112,430 square feet on approximately 4.8 acres of land within the IG (General Industrial) zoning district located at 530 S. Magnolia Avenue (APN: 1011-201-10 and 1011-201-11); submitted by **Shaw Development Company, LLC.**

PART I: BACKGROUND & ANALYSIS

SHAW DEVELOPMENT COMPANY, LLC., (herein after referred to as “Applicant”) has filed an application requesting modification of a Certificate of Appropriateness approval, File No. PHP16-008, 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 4.8 acres of land located on the west side of Magnolia Avenue, between Mission Boulevard and State Street, at 530 S. Magnolia Avenue and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Single-Family Residential	Industrial	IG (General Industrial)
<i>North</i>	Union Pacific Railroad	Railroad	RC (Rail Corridor)
<i>South</i>	Warehouse	Industrial	IG (General Industrial)
<i>East</i>	Manufacturing	Business Park	IL (Light Industrial)
<i>West</i>	Warehouse	Industrial	IG (General Industrial)

Project Description:

The Applicant is proposing to demolish a single family home, detached garage, chicken coop, and privy, which is also referred to as an “outhouse,” to allow for the construction of 2 industrial warehouse buildings totaling 112,430 square feet as depicted in Exhibit D, Proposed Site Plan and Exhibit E, Proposed Elevation. The single family home was

constructed in 1936 for Margarita (Rita) and Guiseppe Pertusati, who emigrated from Italy during the early 1900s. The family farmed the property for home use, using the land to supplement the household income. In 1955, their son, Joseph, Jr., took over the property and moved in with his wife Frances, who resides in the home today. Over the years various crops were planted including potatoes and strawberries. The property is located in an area known as the Monte Vista Tract, a 990-acre subdivision that was recorded in 1906. The tract is bound by State Street to the north, Philips Boulevard to the south, Cypress Avenue to the east, and Monte Vista Avenue to the west in the City of Montclair. Lots were divided and sold as small single family and 5 to 10 acre farm plots. Advertisements for the lots boasted close proximity to railroad lines and packing house and an abundance of water supply for farming. Today, the area is predominately developed with industrial buildings which support general industrial business operations, and can be seen in Exhibit A, Aerial Photograph.

The single-family home was built in the Mediterranean Revival/Spanish Colonial style of architecture and possesses character defining features such as a low pitched cross-gabled roof covered in red clay barrel tile, multi-paned steel framed casement, fixed and bay windows, an attached porte cochere, arcade along the front facade, stucco wall finish, s-shaped buttresses, and a square tower over the main entrance. Minimal changes or alterations have occurred over the years which include window enclosure on the north elevation to accommodate a small air conditioner. The home retains a level of high integrity and represents the small family farm and is one of the last remaining of its kind within the local area. However, the overall historic value of property has diminished since the shift in development from agriculture to industrial.

On January 8, 2008, the Historic Preservation Subcommittee determined that the single-family residential property was eligible for listing on the local register of historic properties and met Tier III historic resource criteria as contained in the Ontario Development Code. On April 19, 2016, a Tentative Parcel Map (File No. PMTT16-009; PM19737) to subdivide 4.8 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV16-015) to construct 2 industrial warehouse buildings totaling 107,750 square feet and a Certificate of Appropriateness (File No. PHP16-008) to allow the demolition of the Tier III historic resource to accommodate the proposed industrial development were submitted and are being processed concurrently.

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 an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan, File No. PGPA06-001 for which a(n) Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted by the City Council

on January 27, 2010 and this Application introduces no new significant environmental impacts; 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, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on July 14, 2016 the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending decision-making body for the Project, the HPSC has reviewed and considered the information contained in the previously adopted Environmental Impact Report (State Clearinghouse No. 2008101140) and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (State Clearinghouse No. 2008101140) and supporting documentation, the HPSC finds as follows:

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

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

(3) The previous 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 resources have been exhausted. Restoration nor rehabilitation for adaptive reuse of the residential historic resource is feasible at site due to the proposed development and location within the IG (General Industrial) zoning district. Such preservation treatments would result in an incompatibility of land uses and building types. However, relocation of historic resource may be possible under certain conditions. Prior to demolition, the project requires advertisements be placed offering the home at no cost for those whom have the ability to relocate the home off site; and

(2) The proposed demolition is necessary because restoration/rehabilitation is not practical because the extensive alterations required would render the resources not worthy of preservation. The proposed industrial development at the project site is consistent with existing surrounding development and land use. Continuation of the residential use, which is considered a highly sensitive land use, in conjunction with the proposed industrial development would further intensify adverse impacts due to the incompatibility of land use. Rehabilitation of the residential building for a new industrial use is not practical because State Building Code requirements to ensure health and safety would result in extensive alterations of the residential home that has the potential to render to the resource not worthy of preservation; 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 project site is not located in a potential, proposed or designated historic district. The surrounding properties are developed with industrial buildings and are not worthy of preservation; and

(4) The resource proposed for demolition has been assigned a Tier III designation. The Historic Preservation Subcommittee designated the single family home a Tier III historic resource on January 8, 2008, as included in Attachment "B" of this Decision. A cultural assessment and evaluation of the project site was prepared on February 29, 2016, and included in Attachment "C" of this Decision. The survey found that the property was not eligible for listing on the National and California Registers; and

(5) The project is consistent with Section 4.02.050 of the Ontario Development Code; and

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 the Historic Preservation Commission:

(1) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "C" 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 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 14th day of July 2016.

Richard Delman, Historic Preservation
Subcommittee Chairman

Exhibit A: Aerial Photograph



Exhibit B: Single Family Residence



Exhibit C: Site Photos



Historic Single Family Residence



Above: Privy



Above Right:
South-west view

Below Right:
Chicken Coop

Exhibit D: Proposed Site Plan (Related File Nos. PDEV16-015 & PMTT16-009)

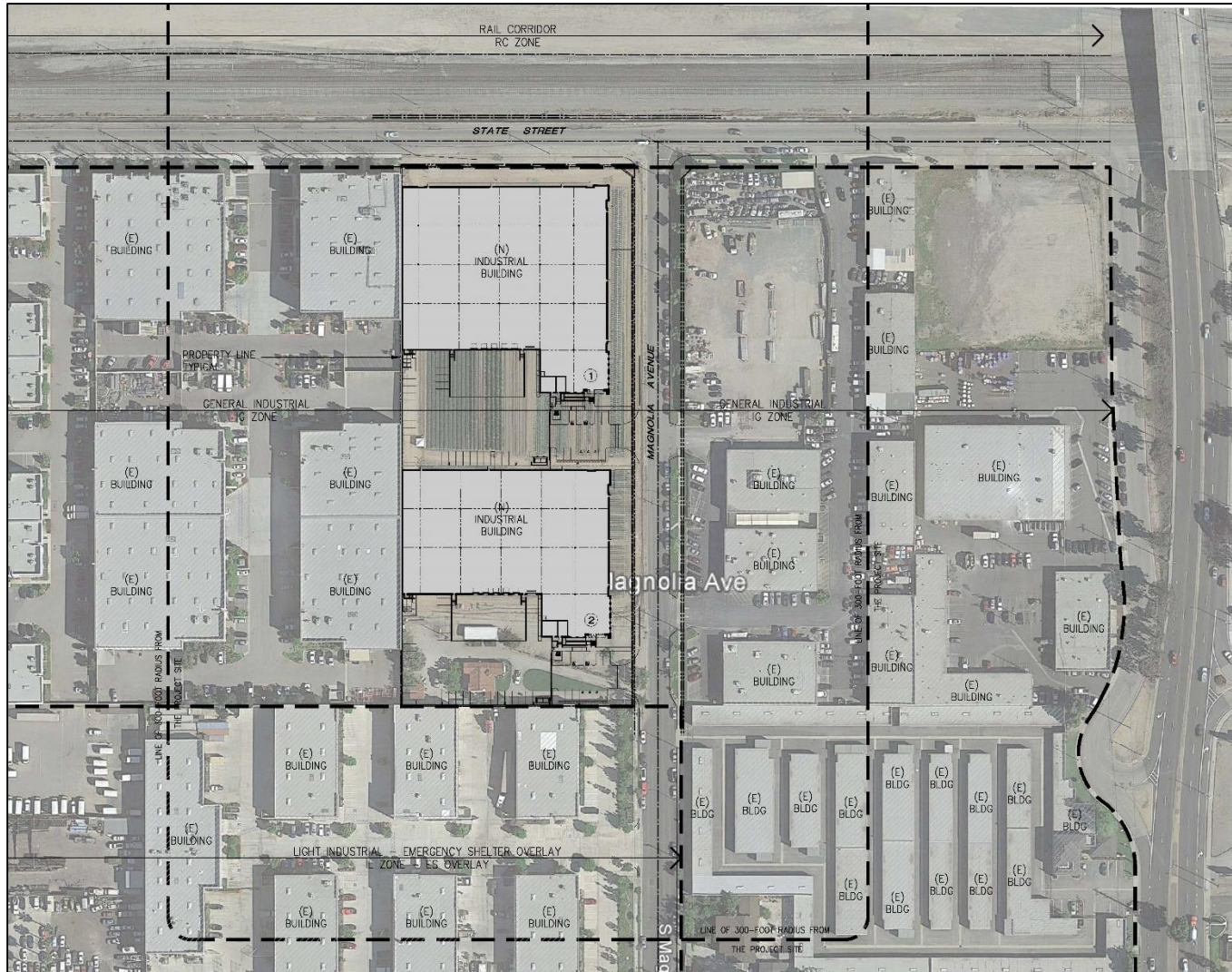
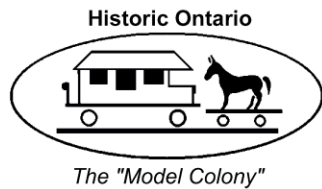


Exhibit E: Proposed Elevation (Related File Nos. PDEV16-015 & PMTT16-009)



Attachment “A”

FILE NO. PHP16-008 CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: July 14, 2016
File No.: PHP16-008 (Related File Nos. PDEV16-015 & PMTT16-009)
Location: 530 S. Magnolia Avenue (APNs: 1011-201-10 and 1011-201-11)
Prepared By: Diane Ayala, Senior Planner

Description:

A request for a Certificate of Appropriateness to demolish a one-story, historic single-family 1,280 square foot residence built in the Spanish Colonial/ Mediterranean Revival style, to allow for the construction of 2 industrial warehouse buildings totaling 112,430 square feet on approximately 4.8 acres of land within the IG (General Industrial) 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 Planning Commission approval of related Development Plan, File No. PDEV16-015.
3. Full documentation, including but not limited to as built drawing, historical narrative HABS photographs, and oral interview record, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning Department for subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of building permit. .
4. A mitigation fee pursuant to Section 7.01.025 of the Ontario Development Code. For Tier III structures, this mitigation fee is equal to \$7.00 per square foot, up to a maximum of \$17,500.00 and shall be paid to the Planning Department prior to issuance of building permit for demolition.
5. 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 building permit.

Conditions of Approval

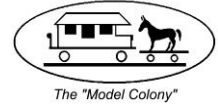
File No.: PHP16-008

July 14, 2016

6. An oral history interview with property owner Frances Pertuasti shall be completed and the interview shall be fully transcribed prior to issuance of building occupancy. The completed oral interview record shall be submitted to the Planning Department for subsequent release to the Ovitt Family Community Library, Model Colony History Room. The interview should include questions related to the history of the Monte Vista Tract, the City of Ontario, the local farming industry, the Pertusati family and the history of Guasti.
7. The applicant shall obtain a building permit prior to any demolition, relocation, or construction.
8. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
9. Conditions of Approval table shall be reproduced onto the all plans submitted for permits.
10. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the addition has been constructed per the approved plans. Upon the completion of the addition and compliance with the requirements stated above, the Planning Department shall issue a Certificate of Completion.

Attachment “B”

TIER DETERMINATION



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: 12/12/2007

Location: 530 South Magnolia

Historic Name: *

APN: 101120111

Description:

Decision Date: 1-8-08

Related Files: *

Decision Making Body: HPSC

Tier Determination: III

Current Historic Status: Eligible



1936 Mediterranean Revival style architecture. The character defining features are the red tile clay roof, arched covered porch, smooth stucco siding., multi paned windows, and the round tower feature.

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 property is fine example of the Mediterranean Revival architectural style.

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:

Attachment “C”

CULTURAL RESOURCE ASSESSMENT AND SITE EVALUATION



February 29, 2016

Shaw Development Company
Michael McKenna
1300 Bristol Street North, Suite 290
Newport Beach, CA. 92660

Subject: Cultural Assessment and Historic Site Evaluation for the 530 Magnolia Avenue Ontario Project, City of Ontario, San Bernardino County, California.

Mr. McKenna:

This letter report documents the results of the cultural assessment and historic site evaluation conducted for the proposed 530 Magnolia Avenue Ontario Project located at 530 Magnolia Avenue, City of Ontario, San Bernardino County, California. On February 16-19, 2016, MIG's senior Archaeologist (Mr. Christopher W. Purtell, M.A., RPA) conducted a cultural resources assessment and MIG's architectural consultant Rincon Consultants, Inc. (Ms. Shannon Carmack) conducted a historic site evaluation of the Project Area to determine the potential impacts to cultural resources (including archaeological and historical resources) for the purpose of complying with the California Environmental Quality Act (CEQA) and the City of Ontario's cultural resource regulations. The scope of work for this assessment included a cultural resources records search through the California Historical Resources Information System-South Central Costal Information Center at California State University, Fullerton (CHRIS-SCCIC), a land use history research, a site survey, a historic site evaluations that included the preparation of State of California Department of Parks and Recreation (DPR) 523 series Site Forms for the historic resource (residential house) identified within the Project Area, impact analyses, and the recommendation of additional work and mitigation measures and are documented in the following text. Qualifications of key personnel are provided in Attachment 3.

The results of the cultural investigations indicated that there were no archaeological resources located within the Project Area and none were identified during the site survey. Therefore, the proposed project would result in no adverse change in the significance of an archaeological resource as defined in §15064.5.

The results of the historic site evaluation determined that the existing residential building (house) is not eligible for listing in the National or California Registers under any of the significance criteria. However, the property was previously surveyed in 1984 as part of a city-wide historic survey and was identified as a potential historic resource. In 2007, the results of the survey were incorporated into the City of Ontario Historic Landmarks program and the subject property was listed as a "Tier 3" historic resource. In evaluating the property against the City of Ontario Historic Landmark Tier System, the property remains eligible as a Tier III historical resource. It retains architectural integrity since its initial identification and has not diminished in character since its original evaluation. However as noted above in the significance statement, the property is not eligible for listing as a Tier 1 or 2 historical resource as it does not meet a sufficient number of the required criteria in either the (A) architecture (i or ii) or (B) history (i-vi) categories as outlined in Chapter 4.02.4050(3)¹ of the City of Ontario's Development Code: Permits, Actions, and Decisions.

¹ City of Ontario 2015. Development Code: Chapter 4, Division 4.02-Discretionary Permits and Actions, pg. 4.02-25-4.02-26

Proposed Project and Location

Shaw Development Company ("Applicant") proposes to remove and/or demolish and redevelopment of a 5.5-acre site containing an existing historic residence, which is older than 45-years, located at 530 Magnolia Avenue in the City of Ontario, San Bernardino County, California (Figure 1, Regional AND Vicinity Map). The Project Area is depicted in portions Section 25, Township 1 South, Range 8 West (San Bernardino Baseline and Meridian) as depicted on USGS Ontario, California 7.5 quadrangle topographic (Figure 2, USGS Topographic Map). The Project Area is surrounded by the Southern Pacific Railroad on the north adjacent to West State Street, light industrial/warehouse complexes on the south and east along Magnolia Avenue, and along West State Street.

Cultural Resources Records

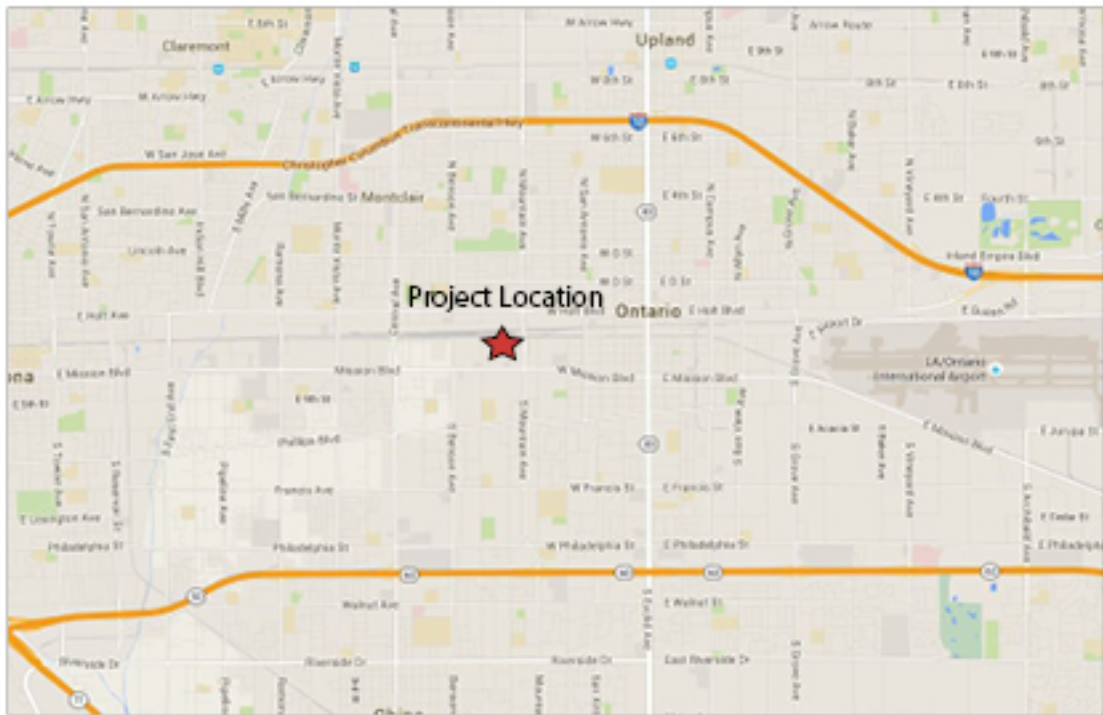
Results of the February 16, 2016, records research conducted at the CHRIS-SCCIC indicate that there are no cultural resources (prehistoric or historic) recorded within the project boundaries. However, there was one (1) historic resource (CA-SBR-10-330H) identified as a section of the Southern Pacific Railroad line and is located approximately 90-feet north of the Project Area across from West State Street. The railroad line was determined not to be eligible for listing in the National Register of Historic Place (NRHP) due to loss of integrity of materials and workmanship under Criteria A, B, or C, or in the California Register of Historic Resources under Criteria 1, 2, or 3. This historic resource will not be impacted by the proposed project.

There have been no cultural resource studies previously conducted within the boundaries of the proposed project site and seven (7) previous cultural studies conducted within one-half mile radius of the Project Area. These studies can be classified as a cultural evaluation for Central Avenue, City of Ontario, a construction of a pipeline corridor project, a groundwater basin project, and four (4) wireless cell tower investigations. These studies were conducted between 1979 to 2008.

Results of the historic evaluation conducted by Rincon Consultants, Inc. indicate the property is not eligible for listing in the National or California Registers under any of the significance criteria. Although it is one of the last remaining intact homes within the Monte Vista tract and one of the few extant properties that remains a small family farm, the property was not directly associated with any significant events or trends that influenced patterns of the past (Criteria A/1). While the Pertusati family is longtime residents of the area, they are not noted for any specific contributions within the City to be considered significant persons (Criteria B/2). While the residence retains integrity and is a representative example of the Spanish Colonial/Mediterranean Revival style, it is an example of a small, modest variant of the style. There are better examples that can be found throughout the city (Criteria C/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property is not eligible for listing in the California or National register. The property is also not a contributor to a larger National or California Register-eligible historic district.

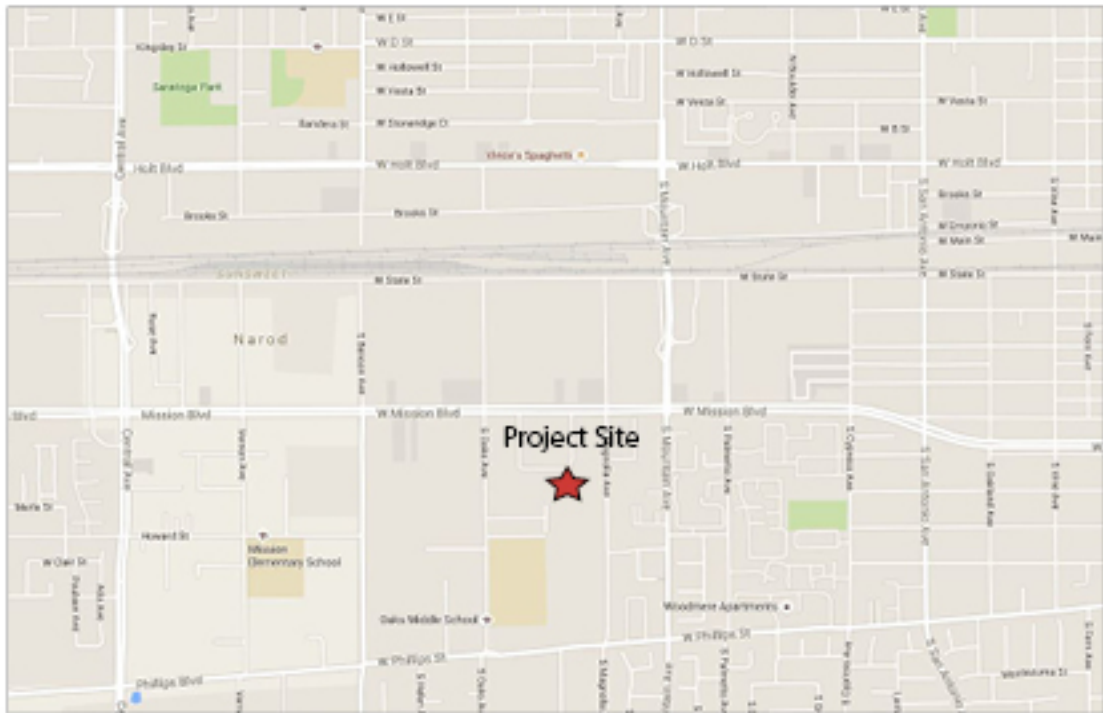
The subject property was previously surveyed in 1984 as part of a city-wide historic survey and was identified as a potential historic resource. In 2007, the results of the survey were incorporated into the City of Ontario Historic Landmarks program and the subject property was listed as a "Tier 3" historic resource. In evaluating the property against the City of Ontario Historic Landmark Tier System, the property remains eligible as a Tier III historical resource. It retains architectural integrity since its initial identification and has not diminished in character since its original evaluation. However as noted above in the significance statement, the property is not eligible for listing as a Tier 1 or 2 historical resource as it does not meet a sufficient number of the required criteria in either the (A) architecture (i or ii) or (B) history (i-vi) categories as specified in Chapter 4.02.4050(3)² of the City of Ontario's Development Code: Permits, Actions, and Decisions. (Attachment 1, Historic Preservation Subcommittee/Commission Tier Determination for the historic residence). This historic resource will be impacted by the proposed project.

² City of Ontario 2015. Development Code: Chapter 4, Division 4.02-Discretionary Permits and Actions, pg. 4.02-25-4.02-26



Source: Google Maps

Regional

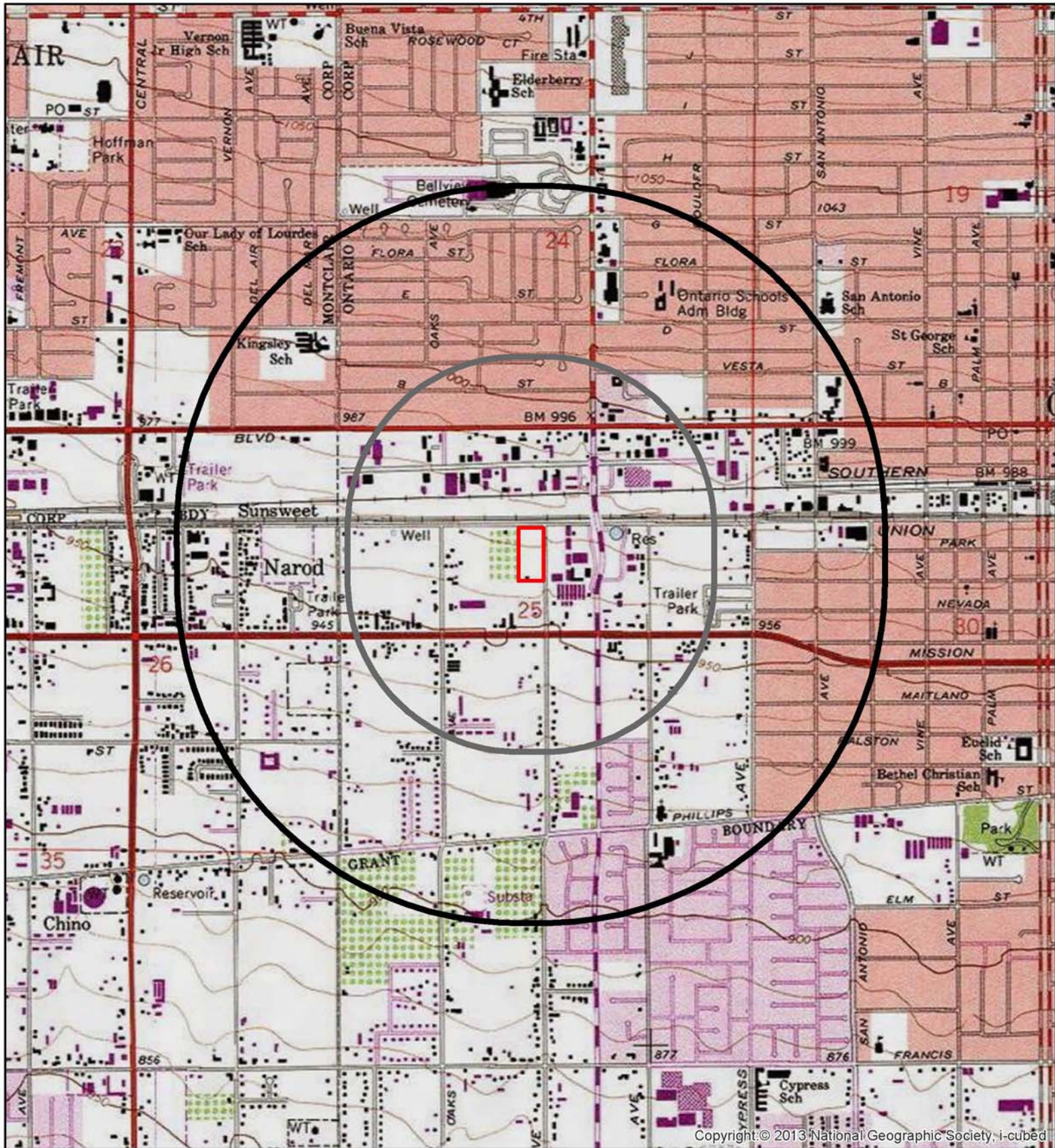


Source: Google Maps

Vicinity



Figure 1 Regional and Vicinity Map



Copyright © 2013 National Geographic Society, i-cubed

Legend

- Project Site
- 0.5 Mile Buffer
- 1 Mile Buffer

530 Magnolia Project

Ontario USGS 7.5-Minute Quadrangle
 Section: 25
 Township: 1 South
 Range: 8 West
 1:24,000



Site Survey

On February 16, 2016, MIG Senior Archaeologist Christopher Purtell, M.A., RPA conducted a cultural resources site survey of the proposed project site. The results of the site survey indicated that there were no artifacts and/or cultural resources (prehistoric, and/or historic) discovered or recorded during the course of the field survey. MIG's architectural consultant Shannon Carmack conducted a site survey and evaluation of the historic buildings located at the 530 Magnolia Avenue project site. The site survey documented the overall condition, integrity, alterations, and construction of the historic residence. The results of this analysis indicated that historic buildings are not eligible for listing in both the California Register of Historic Resources (CRHR) and are already listed on the City of Ontario's List of Historical Resources, requiring mitigation and a "Certificate of Appropriateness" by the City's Historic Preservation Subcommittee/Commission prior to the removal and/or demolition of the existing buildings. The historic buildings will be identified in the DPR Series 523 forms as historic resource: "MA-001H" (Attachment 2, DPR 523 Forms: MA-001H).

Other Project Area Conditions

The Project Area consists of two sections a northern and southern that is separated by a chain link fence that has a combined acreage totaling approximately 5.5-acres. The northern section has been continuously farmed for strawberries and other various types of tuber crops, since 1936. The northern section measures approximately; 592-feet north/south by 300-feet east/west. There is a non-historical wooden privy situated in the northwest corner of the northern section. The northern section's ground surface visibility was relatively consistent ranging from zero to 20 percent and exhibited disking/plowing rows in a north/south direction throughout the section. Limitations to ground visibility included low-lying (6-12-inches-high) vegetation primarily tuber crops and ruderal plant species that occurred throughout the northern section. The southern section can be classified as a highly disturbed built environment consisting of a Mediterranean style house, architecturally similar garbage, a gravel driveway, chicken coop, and manicured lawn and planters. The southern section of the Project Area measures approximately 310-feet east/west by 104-feet north/south (Project Area Photographs).

Impacts Analysis and Recommended Mitigation Measures

Cultural Resources

MIG evaluated the proposed project for impacts to cultural resources according to CEQA. The records search and the Site Survey did not identify any cultural resources within or adjacent to the project boundaries. Therefore, MIG recommends that the project will not likely impact archaeological resources. The research conducted indicates that although there are no archaeological resources recorded within one-half mile of the project, a moderate sensitivity for archaeological resources (prehistoric and historic) exists. As a result, recommended mitigation measures are provided to reduce potentially significant impacts to previously undiscovered archaeological resources that may be encountered during project implementation to a less than significant level.

In the event of the unanticipated discovery of archaeological resources during earthmoving operations the following mitigation measures are recommended to reduce potentially significant impacts to archaeological resources that are accidentally discovered during implementation of the proposed project to a less than significant level:

Mitigation Measure CULT-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.

Mitigation Measure CULT-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Mitigation Measure CULT-3: Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant shall retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.

Historical Resources

MIG's architectural consultant Rincon Consultants, Inc. (Ms. Shannon Carmack) evaluated the proposed project for impacts to historical resources according to CEQA and concluded that the subject property has been identified as a Tier III historic resource. In accordance with the Historic Preservation Ordinance (Sec 4.02.4050(3) of the Ontario Development Code), properties that have been determined to be within Tier III are subject to mitigation requirements as outlined in Subsection G of the ordinance. Demolition of Tier III properties require the preparation of a Mitigated Negative Declaration and the payment of a Mitigation Fee to be deposited in the Historic Preservation Trust Fund, as outlined in 4.02.4050(3) of the Ontario Development Code. The Historic Preservation Mitigation Fee is established to mitigate the impacts caused by the demolition of historic resources and to provide a source of funds for the conservation, preservation, restoration, and rehabilitation of historic resources in the City of Ontario. The following Mitigation Measures shall also be incorporated into the MND and the Conditions of Approval for the project prior to the issuance of a demolition permit for the subject property.

Mitigation Measure CULT-4: Documentation: Prior to the issuance of a demolition permit, the residence on the property shall be documented to provide a historical record of the building. Plans shall include, but are not limited to, a site plan, floor plans, elevations, detail drawings of character defining features, such as moldings, stairs, etc. Photographs shall include the exterior, interior, and interior and exterior character defining features, such as moldings, light fixtures, trim patterns, etc. Copies of the documentation should be made available for the City of Ontario and the Model Colony Room.

Mitigation Measure CULT-5: Oral History: Prior to the issuance of a demolition permit, an oral history interview shall be

conducted with property owner Frances Pertusati. The interview should be digitally recorded and last a maximum of one hour. The interview should include questions related to the history of the Monte Vista Tract, the City of Ontario, the local farming industry, the Pertusati family and the history of Guasti. Copies of the interview should be made available for the City of Ontario and the Model Colony Room.

Human Remains

For components of the proposed project that require excavation activities, the following mitigation measure is recommended to reduce potentially significant impacts to human remains to a less than significant level:

Mitigation Measure CULT-6: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the Proposed Project, the City of Ontario and the Applicant shall comply with State Health and Safety Code Section 7050.5. The City of Ontario and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized "representative shall inter" the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

We at MIG appreciate the opportunity to assist you and Shaw Development Company on this project. If we can be of any further assistance, or if you have any questions concerning this letter report, please do not hesitate to contact Chris Purtell at 951-787-9222 or via email, cpurtell@migcom.com

Sincerely,

MIG



Christopher W. Purtell, M.A., RPA
Senior Archaeologist

- Attachment 1: Historic Preservation Subcommittee/Commission Tier Determination for the historic residence
- Attachment 2: DPR 523 Forms: MA-001H
- Attachment 3: Qualifications of key personnel



Photograph 1: Project Area, View towards the north.



Photograph 2: Project Area, View towards the south.



3

Photograph 3: Project Area, View towards the east.



4

Photograph 4: Study Area, View towards the west.



Photograph 5: Residential House, View towards the west.



Photograph 6: Chicken Coop, View towards the north.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: 12/12/2007

Location: 530 South Magnolia

Historic Name: *

APN: 101120111

Description:

Decision Date: 1-8-08

Related Files: *

Decision Making Body: HPSC

Tier Determination: III

Current Historic Status: Eligible



1936 Mediterranean Revival style architecture. The character defining features are the red tile clay roof, arched covered porch, smooth stucco siding., multi paned windows, and the round tower feature.

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 DETERMINATION CONT.

Location: 530 South Magnolia



- 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 property is fine example of the Mediterranean Revival architectural style.

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:

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: 530 Magnolia Avenue, MA-001H (Magnolia Ave: Resource 001H).

P1. Other Identifier: Pertusati Residence

*P2. Location: Not for Publication Unrestricted *a. County: San Bernardino
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Ontario Date: T 1S; R 8W; ¼ of ¼ of Sec ; S.B. B.M.
 c. Address: 530 Magnolia Avenue City: Ontario Zip: 91762
 d. UTM: Zone: ; mE/ mN (G.P.S.)
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APNs: 1011-201-10 and 1011-201-11

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a small family farm consisting of a one-story, single family, Spanish Colonial/Mediterranean Revival style residence with a detached garage, chicken coop, and privy. The dwelling is irregular in plan, finished in tooled stucco, and faces east toward Magnolia Avenue. The primary facade features a rounded-arch arcade, with an exposed rafter ceiling, that extends to a breezeway on the south via a segmented-arch wing wall, all supported by heavy square piers. The north wing of the east elevation extends forward of the arcade and a bay window projects from its center while dramatic S-shaped buttresses exist to either side. It has a low pitched, cross-gabled roof clad in straight barrel mission tile, featuring a square tower over the main entrance that sits at a 45 degree angle under the arcade, and an interior chimney extending upward from the south elevation. Fenestration consists of multi-pane steel-frame casement windows. The east elevation features a wooden paneled entry door with a small window. The north elevation features a small fixed window, as well as a window that was enclosed to accommodate an air conditioning unit. The west elevation features a back door obscured by a metal security screen. The dwelling is situated on a 5.5 acre level lot that includes agricultural land extending north to State Street. The dwelling is setback substantially down a long gravel driveway and chain link gate, and is landscaped with small grass lawns, shrubs, succulents, and rose bushes. A chain link fence encircles the entire parcel, and is surrounded by an industrial park on all sides except the north, which borders State Street and the railroad beyond it (See Continuation Sheets).

*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary Buildings: detached garage, chicken coop, privy; (HP33) Farm

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

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



P5b. Description of Photo: (View, date, accession #)
 East elevation, view west
 February 16, 2016

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1936, City of Ontario Building Permits

*P7. Owner and Address:
 Pertusati Trust
 c/o Frances L. Pertusati, Trustee
 530 Magnolia Avenue
 Ontario, CA 91762

*P8. Recorded by: (Name, affiliation, and address)
 Shannon Carmack
 Rincon Consultants, Inc.
 180 N. Ashwood
 Ventura, CA 93003

*P9. Date Recorded:
 February 16, 2016

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Assessment and Historic Site Evaluation for the 530 Magnolia Avenue Ontario Project, City of Ontario, San Bernardino County, California

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

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

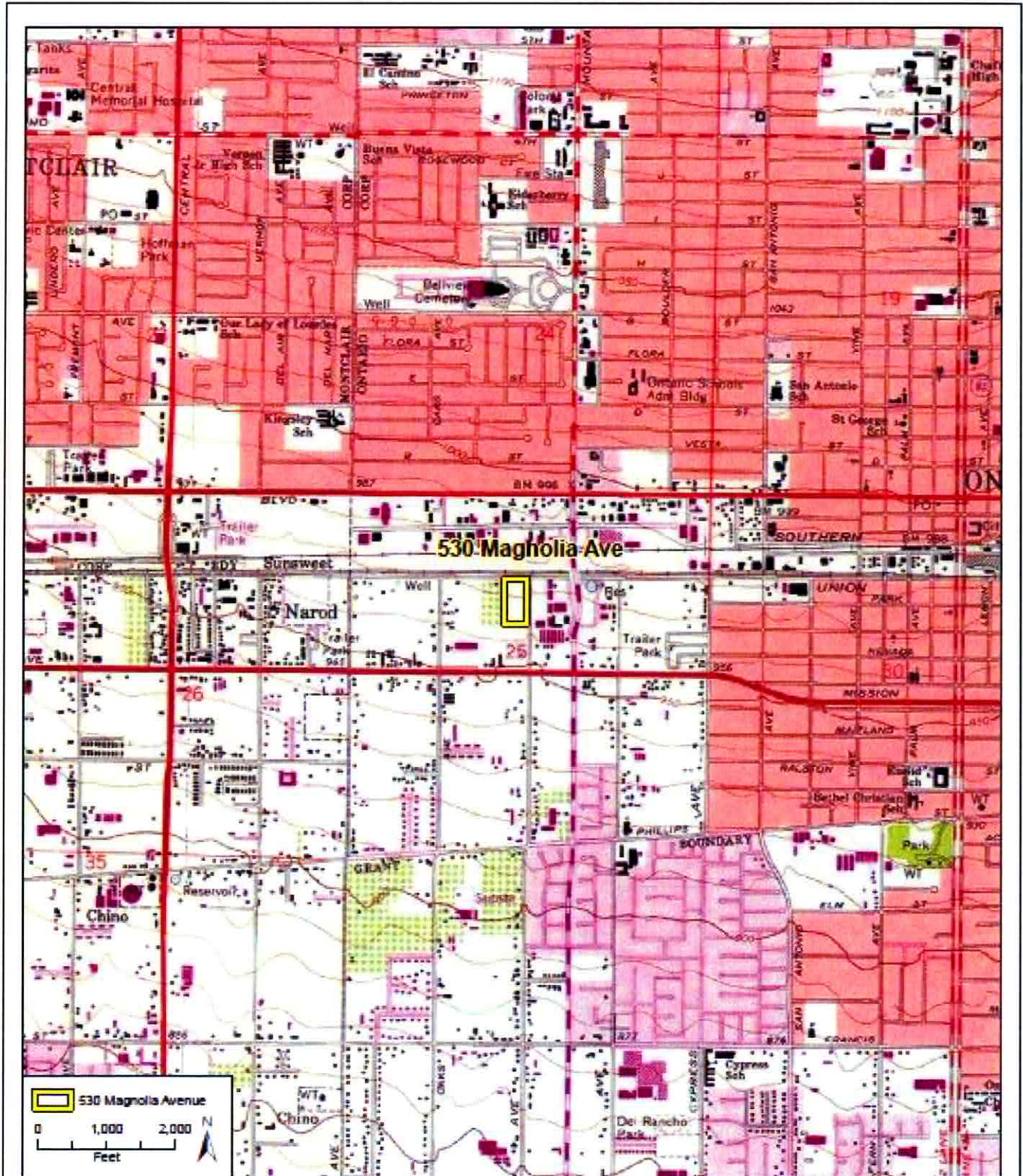
Primary #
HR#
Trinomial

Page 2 of 6

*Resource Name or #: MA-001H (Magnolia Ave: Resource 001H)

*Map Name: USGS Ontario Quadrangle

*Scale: 1:24,000 *Date of Map: 2015 (electronic)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 6L

*Resource Name or # (Assigned by recorder), MA-001H (Magnolia Ave: Resource 001H)

B1. Historic Name: 530 Magnolia Avenue

B2. Common Name: Pertusati Residence

B3. Original Use: Single Family Home, Farm

B4. Present Use: Single Family Home, Farm

*B5. Architectural Style: Spanish Colonial/Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1936. Minimal alterations include the enclosing of a window on the north elevation for the installation of an air conditioning unit; dates unknown.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Detached garage, chicken coop, privy; all built in 1936.

B9a. Architect: Pacific Construction Company

b. Builder: Pacific Construction Company

*B10. Significance: Theme: Small family farm

Area: Ontario, CA

Period of Significance:

Property Type:

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located on a 5.5 acre parcel of the Monte Vista Tract, which was originally subdivided in 1906 by Emil Firth. A Jewish immigrant from the Czech Republic, Firth was a successful real estate developer who helped establish the City of Bellflower and as numerous other tracts of Los Angeles including Oxford Square in Windsor Village (Rodman 2014). The Monte Vista Tract was 990 acres bound by State Street to the north, Monte Vista Avenue to the west, Phillips Boulevard to the south and Cypress Avenue to the east. Firth paid \$250,000 for the nearly 1,000 acres of citrus land and began plans to sell lots starting at \$250 an acre. A portion of the tract between Vernon and Fremont Avenues was subdivided into small single family lots, with the remaining tract divided into larger 5 to 10 acre farm plots. Advertisements for the tract highlighted its location near rail lines and packing houses, amenities and abundant water supply and boasted that the "quality, depth and fertility of soil is equal to that of any of the lands in the vicinity that are producing oranges of fine flavor and smooth finish... this land properly watered and with good cultivation will produce fruits and vegetables of the best quality." (Firth 1906). Most of the Monte Vista Tract would eventually become part of the City of Montclair.

The subject property was constructed in 1936 for Margarita (Rita) and Guiseppe Pertusati. Guiseppe Pertusati was born in 1888 in Italy and immigrated to the United States in 1910. Rita Pertusati, was born in 1900 in Italy and immigrated in 1923. At the time of the 1930 United States Federal Census, Guiseppe was working as a cook for a private family and Rita was a homemaker. The couple had two children, Irma and Joseph, born in 1928 and 1929, respectively. The family farmed the property for home use, using the land to supplement their income. In 1955, Joseph Jr. took over the property from his parents and moved in with his 19-year old wife Frances, who lives in the house today. Various crops were planted over the years including potatoes and strawberries (Pertusati 2016). See Continuation Sheets.

B11. Additional Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary Buildings: detached garage, chicken coop, privy; (HP33) Farm

*B12. References:

See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Shannon Carmack; Rincon Consultants, Inc.

*Date of Evaluation: February 16, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description:**

Detached Garage:

A detached garage is situated on the southwest corner of the parcel. It is square in plan, finished in tooled stucco, and features a large, wooden sliding door on its east elevation. It has a low pitched, front gabled roof clad in straight barrel mission tile and features exposed rafter tails. There is no other fenestration on the building.

Chicken Coop:

A chicken coop is situated to the north of the primary residence, facing south. It is rectangular in plan and constructed of flush, horizontal and vertical wooden boards. It has a low pitched, wooden shed roof clad in rolled asphalt, featuring a partially gabled overhang that extends downward on the south elevation. A horizontal band of fixed windows, enclosed in wire fencing material, extends across the upper half of the south elevation, broken only by a wooden door at its center, featuring a small, four-pane window on its upper portion that was boarded shut at the time of evaluation. There is a secondary entry on the east elevation currently without a door. The north and west elevations were largely obscured by waterproofing material at the time of evaluation. The building is landscaped by shrubs and orange trees that sit within a low retaining wall on the south elevation.

Privy:

A privy is situated northwest of the primary residence on the western edge of the parcel, facing north into the agricultural fields. It is rectangular in plan, clad in plywood and features a plywood door that opens outward on the north elevation. It has a very low pitched plywood roof clad in rolled asphalt. The upper portion of the east elevation features a very small rectangular window.

*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/16/2016

Continuation

Update

Continuation of Primary Record

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



North elevation (and partial east elevation), view southwest



West and south elevation, view northeast



Chicken Coop: South and west elevations, view northeast



Chicken Coop: North and east elevations, view southwest



Privy: North and east elevations, view southwest



Dwelling and ag fields, view west

All photos taken February 16, 2016

*Recorded by: Shannon Carmack; Rincon Consultants, Inc. *Date: 02/16/2016 Continuation Update

***B10.** Significance: The home was built by the Pacific Construction Company; a family-owned home building company which operated from 1920 into the 1960s, offering design, build, and finance services for homes, apartments, commercial structures and other investments. Prospective buyers could visit the company's main office on Hollywood Boulevard and view sketches, plans and miniature model homes of the company's different designs. The company was highly successful and designed and constructed thousands of properties throughout southern California (Brooks 2014).

Many of the company's models during the 1930s including their series of small homes were designed by architect Lawrence Bowman Clapp. Clapp, a graduate of Cornell University designed numerous homes throughout southern California, including the Spanish Colonial style Gayley Terrace Apartments. Clapp also designed the home of the Pacific Construction Finance Company president, David Appel, which was used in sales brochures for the firm. Both of these properties are City of Los Angeles Cultural Heritage Landmarks (Brooks 2014).

The property includes a single family home, a detached garage, chicken coop, and privy. All buildings date to 1936; and the original structures from the original period of construction remain extant. The subject property is an example of the Spanish Colonial/Mediterranean Revival style as it was built in Southern California. Building permits on file and conversations with the property owner confirm that minimal changes have occurred to the property over the years. Minor alterations include the enclosing of a window on the north elevation for the installation of an air conditioning unit. The property retains a high degree of integrity and is a local example of a small family farm.

The property is not eligible for listing in the National or California Registers under any of the significance criteria. Although it is one of the last remaining intact homes within the Monte Vista tract and one of the few extant properties that remains a small family farm, the property was not directly associated with any significant events or trends that influenced patterns of the past (Criteria A/1). While the Pertusati family is longtime residents of the area, they are not noted for any specific contributions within the City to be considered significant persons (Criteria B/2). While the residence retains integrity and is a representative example of the Spanish Colonial/Mediterranean Revival style, it is an example of small, modest variant of the style. There are better examples that can be found throughout the city (Criteria C/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property is not eligible for listing in the California or National register. The property is also not a contributor to a larger National or California Register-eligible historic district.

The subject property was previously surveyed in 1984 as part of a city-wide historic survey and was identified as a potential historic resource. In 2007, the results of the survey were incorporated into the City of Ontario Historic Landmarks program and the subject property was listed as a "Tier 3" historic resource. In evaluating the property against the City of Ontario Historic Landmark Tier System, the property remains eligible as a Tier III historical resource. It retains architectural integrity since its initial identification and has not diminished in character since its original evaluation. However as noted above in the significance statement, the property is not eligible for listing as a Tier 1 or 2 historical resource as it does not meet a sufficient number of the required criteria in either the (A) architecture (i or ii) or (B) history (i-vi) categories.

***B12. References**

Brooks, Ann Marie. 2014 Historic Cultural Monument Nomination for the Appel House, City of Los Angeles, California. On File, City of Los Angeles Office of Historic Resources.

City of Ontario. Var. Building Permit File for 530 Magnolia Avenue. On file, City of Ontario, Department of Building and Safety.

n.d. "1930 United States Federal Census" Ancestry.com. Accessed February 23, 2016

Los Angeles Times

1907 "Big Pomona Acreage Deal" 27 October 1907. Proquest.com. Accessed February 17, 2016.

1908 "Inquiry for Small Tracts" 19 January 1908. Proquest.com. Accessed February 17, 2016

1909 "Sales at Monte Vista" 3 January 1909. Proquest.com. Accessed February 17, 2016.

1922 "Pioneer Realty Dealer is Dead" 24 August 1922. Proquest.com. Accessed February 17, 2016.

Pertusati, Frances. Personal Communication with Shannon Carmack, February 16, 2016.

Rodman, Edmon. "Let My People Go..To Hancock Park" 9 April 2014. *The Jewish Journal*. Accessed February 21, 2016.
http://www.jewishjournal.com/los_angeles/article/let_my_people_go...to_hancock_park

Christopher W. Purtell, M.A., RPA

SENIOR ARCHAEOLOGIST

Christopher Purtell is an archaeologist and archaeological project manager with over ten years of professional experience. He is well-versed in project management, environmental compliance, subcontracting, archaeological survey, excavation, monitoring, data recovery, laboratory analysis, and in the development of mitigation and treatment plans.

Mr. Purtell has successfully coordinated cultural resource projects, mitigation measures, and recommendations pursuant to the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Mr. Purtell has worked with a variety of lead and regulatory agencies, including Los Angeles County, Riverside County, San Bernardino County, Ventura County, Orange County, Kern County, Inyo County, Bureau of Land Management, and the Bureau of Indian Affairs, among others. Mr. Purtell is a Registered Professional Archaeologist (RPA) and his training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards as a Principle Investigator and Field Director for prehistoric and historic archaeology.

His project management duties have included profit and loss responsibilities, budget management, scope preparation, project task administration, Native American scoping/consultation, subcontractor evaluation and procurement, coordination with lead agencies, clients, and project result meetings with the public and stakeholders both in public and in private forms. His experience also includes cultural resources staff management, review and oversight of cultural surveys results and site recordation to include GIS management and databases, preparation of technical reports and overseeing the quality control assurance of all deliverables.

AFFILIATIONS

- Register of Professional Archaeologist (ID No. 990027)
- Society for American Archaeology (SAA)
- Society for California Archaeology (SCA)

TRAINING

- OSHA 8-hr Annual HazWaste Operations Refresher Certification (Certificate No. 117862), March 2015
- OSHA 40-hr HazWaste Operations Certification (Certification No. 10052), January 2014

EDUCATION

- Master of Arts, Anthropology (Emphasis in Archaeology), California State University Fullerton, Fullerton, CA
- Bachelor of Arts, Anthropology/Archaeology, Minor in Geography, California State University Dominguez Hills, Carson, CA

RELEVANT EXPERIENCE

- Senior Archaeologist and Project Manager, Section 106 Evaluation Assessment for the Lytle Creek Ranch South Residential Commercial Development-City of Rialto, San Bernardino County
- Senior Archaeologist, PSEP SL32-21 Pasadena Hydro-test Project for Southern California Gas Company-City of Pasadena, County of Los Angeles
- Senior Archaeologist, PSEP SL 36-9-09 North Section Pismo Beach Hydro-test Project for Southern California Gas Company-City of Pismo Beach, County of San Luis Obispo
- Senior Archaeologist, Long Span P610466 & P613008 Project for San Diego Gas and Electric-City of Bonsall, County of San Diego
- Senior Cultural Resources Specialist, Grounding Rods and Laterals Installation at San Fernando Substation for Southern California Edison-City of San Fernando, County of Los Angeles
- Senior Archaeologist and Project Manager, Cultural Resources Assessment for the Proposed North San Diego County Recycled Water Project-San Diego County
- Senior Archaeologist and Project Manager, Archaeological Survey Report California Street Off-Ramp Project-City of Ventura, Ventura County
- Project Manager and Senior Cultural Resources Coordinator, Runway Safety Area Improvement to Runway 6L-24R Project-Los Angeles International Airport, Los Angeles County
- Archaeological Project Manager, Catalina Renewable Energy Project-Kern County



SHANNON CARMACK

Architectural Historian/Historian
Rincon Consultants, Inc.

Shannon Carmack is an Architectural Historian and Historian for Rincon Consultants. Ms. Carmack has more than 15 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Ms. Carmack prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards) and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey (HABS) documentation, oral histories and interpretive programs. Ms. Carmack meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

TECHNICAL CAPABILITIES

- Ms. Carmack has extensive knowledge implementing Federal, State and local Agency regulations and requirements
- Ms. Carmack is experienced in development and review of Historic Resource documents related to discretionary efforts, including Initial Studies (IS), Mitigated Negative Declarations (MNDs), Environmental Impact Reports (EIRs) and Technical Reports.
- Ms. Carmack's experience includes Evaluations and Nominations for listing in the National Register of Historic Places, California Register of Historical Resources and local designations.
- Ms. Carmack has conducted Archival Research, Surveys, Evaluations and prepared California Department of Parks and Recreation (DPR 523) Series Forms for thousands of properties'.
- Ms. Carmack has provided Plan and Design Guideline review for historic buildings and districts.
- Ms. Carmack has developed and implemented mitigation for projects, including HABS/HAER documentation, interpretive programs, and oral histories.
- Ms. Carmack has successfully assisted clients in the adaptive reuse of historic buildings in Compliance with the Secretary of the Interior's Standards.

EDUCATION, REGISTRATIONS AND AFFILIATIONS

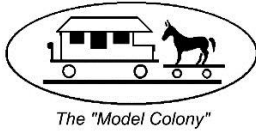
B.A., History, emphasis in American History, California State University, Long Beach, 2007
A.A., Anthropology, Orange Coast College; California, 2003
California Historic Building Code, California Preservation Foundation, December 2013
Green Strategies for Historic Buildings, National Preservation Institute, 2008
CEQA Workshop Training, Association of Environmental Professionals, October 2007
Oral History Methods, California State University Long Beach, Spring 2005
Identification and Evaluation of Mid-20th Century Buildings, National Preservation Institute, 2004
Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute, 2003
California Preservation Foundation, Member
Los Angeles Conservancy, Member
National Trust for Historic Preservation, Member
Cultural Heritage Commission, City of Long Beach, Commissioner

EMPLOYMENT HISTORY

Rincon Consultants, Inc. (2015 – Present)
SWCA Environmental Consultants (2009 – 2015)
Sapphos Environmental, Inc. (2007 – 2009)
LSA Associates, Inc. (2000 – 2007)

PROJECT EXPERIENCE

- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles
- San Fernando Valley Park-and-Ride Cultural Resources Services; Encino, City and County of Los Angeles
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County
- Edwards Air Force Base, Air Force Research Laboratory Historic Survey, EAFB, Los Angeles and Kern Counties
- Edwards Air Force Base Cold War Historic Context, EAFB, Los Angeles and Kern Counties
- 6634 Sunset Avenue Historic Rehabilitation, City and County of Los Angeles
- Fort McArthur “Hey Rookie” Pool Historic Habitation, City and County of Los Angeles ,
- HABS Documentation, Placentia Growers Association, City of Placentia, County of Orange
- Woodland Hills Fire Station Historic Assessment and HABS, City and County of Los Angeles
- Long Beach Courthouse Historic Impacts Assessment, City of Long Beach, County of Los Angeles
- Chapman’s Millrace Relocation and Rehabilitation; San Gabriel Mission, Los Angeles County
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles
- El Sereno Recreation Center, City and County of Los Angeles
- 7 Oakmont Drive Historic-Cultural Monument (HCM) Application, City and County of Los Angeles
- Windsor Square Design Review, City and County of Los Angeles
- Venice Post Office Rehabilitation, Venice Beach, City and County of Los Angeles
- San Pedro Plaza Park Project, City and County of Los Angeles
- Terminal Island Historic Survey Evaluation and Historic Context Statement; City and County of Los Angeles
- University Park Historic District Design Review, City and County of Los Angeles
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles
- South Los Angeles Wetlands Park Project, City and County of Los Angeles
- Port of Los Angeles Berths 167-169 Rehabilitation Project; City and County of Los Angeles
- Metro Regional Connector Transit Corridor Project; City and County of Los Angeles
- Port of Los Angeles Al Larson Boat Shop Historic Assessment; City and County of Los Angeles
- ACE San Gabriel Trench Project Cultural Resources Services; Los Angeles County, California
- POLA Berths 301-306 American Presidents Line; Los Angeles County
- Citywide Historic Context Statement, City of Long Beach, Los Angeles County
- Kroc Community Center; City of Long Beach, Los Angeles County
- HABS Level 2 Documentation, Rancho Los Amigos Historic District; City of Downey, Los Angeles County
- LA Plaza de Cultura y Artes Addendum EIR; City and County of Los Angeles
- HABS Level 2 Documentation, Brunswig Annex, El Pueblo de Los Angeles National Register Historic District; City and County of Los Angeles
- Roger Y. Williams Residence, National Register of Historic Places Nomination; City of San Juan Capistrano, Orange County
- Melrose Triangle EIR; City of West Hollywood, Los Angeles County



Historic Preservation Subcommittee

July 14, 2016

DECISION NO: HPSC16-

FILE NO: PHP16-011

DESCRIPTION: A City initiated request for a Tier Determination of the McCorkindale House, which operates a commercial business known as Halgren's Chocolates, located at 1206 N. Grove Ave. (APN: 0108-381-09).

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of 1206 North Grove Avenue (File No. PHP16-006), the McCorkindale House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.34 acres of land located at the southeast corner of North Grove Avenue and Interstate 10 (I-10) within the CN (Neighborhood Commercial) zoning district at 1206 North Grove Avenue. The site is developed with a one and one-half-story residential building that operates as a commercial business, a one story commercial building, and a 79 foot tall stealth wireless telecommunications tower (monopine) at the rear of the property.

(2) Project Background: There are several policies in the Ontario Plan (TOP) and regulations in the Ontario Development Code which support and encourage preservation of historic resources. The TOP contains policies for the management of the City's Cultural Resources through the updating and maintenance of the City's historic sites and buildings inventory (Ontario Register). The Ontario Development Code contains significance criteria and procedures for the designation of historic resources, such as Historic Landmarks, Historic Districts, Architectural Conservation Areas, Automatic Designations and for inclusion on the Ontario Register. The Ontario Register includes properties that have been surveyed at the intensive level and have been determined an Eligible Historic Resource, however, not all properties on the Ontario Register have been assigned a Tier determination.

To provide a greater level of certainty regarding the City's preservation goals, the Development Code includes a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition. The Development Code establishes criteria for Tier I, Tier II or Tier III historic resources, with Tier I and II being of the highest value. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and method to evaluate the

impacts of their loss in the case of major modification or demolition. Major modification or demolition should not occur for Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources in order to prevent demolition is strongly encouraged. Whereas Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

Tier Determinations are required prior to approval with landmark designations, development plans, and/or specific plans. In an effort to identify significant historic resources, support planning efforts, and streamline processing of development plans, Tier Determinations are encouraged to be assessed with or without an associated project.

(3) Evaluation: A set of criteria, which is based on architecture and history, is used to determine the Tier recommendation. Tier I historic resources must meet at least one of the criterion within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determine eligible for listing in the National Register or the California Register of Historic Places or be listed in the Ontario Register and meet at least 2 criteria within the Architecture/Form or History categories. Tier III historic resources are those that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources.

A Tier Determination record (Exhibit A) and a Primary Record DPR 523 form (Exhibit B) were completed for the McCorkindale House and are attached to this Decision. Staff recommends the historic resource be designated as a Tier III Historic resource as it meets the Tier III designation criteria.

PART II: RECITALS

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

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

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

WHEREAS, on July 14, 2016, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Tier determination will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

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

(1) FINDING: The historic resource included in the Project meets Tier III criteria as identified in the attached Tier Determination record as the historic resource meets the criteria for local landmark designation as contained in the Development Code (Section 4.02.040 Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas); *it embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*

(2) FACT: The McCorkindale House is a fine example of the early farmhouse in the Craftsman architectural style, which is evident by the building's character-defining features, including decorative bargeboard and brackets on the gable ends, horizontal wood and fish scale siding, the steeply pitched cross-gabled roof and numerous wood framed hung windows. Craftsman style homes were popular among citrus growers going into the early twentieth century due to the abundance of appropriate materials and pattern books which made a Craftsman home affordable and desirable.

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

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

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario

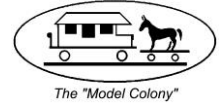
Historic Preservation Subcommittee
File No. PHP16-011
July 14, 2016

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 14th day of July 2016.

Richard Delman, Historic Preservation
Subcommittee Chairman

Exhibit A: Tier Determination Form



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: July 14, 2016

Location: 1206 N. Grove Ave.

Historic Name: None

APN: 0108-381-09

Description:

Decision Date: July 14, 2016

File No: PHP16-011

Decision No.: *

Tier Determination: Tier III

Current Historic Status: Eligible



Top: View looking northeast

Bottom: View looking southeast

The residential building was constructed in 1904 and presently operates as a commercial business. The building is located at the southeast corner of Grove Avenue and Interstate 10 (I-10) and sits on a 0.34 acre lot. The site is developed with a one and one-half-story residential building, and a one story commercial building both of which front Grove Avenue. The site also contains a 79 foot tall stealth wireless telecommunications tower (monopine) at the rear of the property.

The one and one-half-story early farm house constructed in the Craftsman style residential building is rectangular in plan. The building features a cross-gabled roof, with exposed rafter tails and is clad in composition shingles. The front and side-facing gable are accented with decorative barge board and brackets. The building is clad in horizontal wood siding with wooden fish-scale shingles on the western gable end and sits on a stone foundation. An enclosed porch spans the primary façade and features two-over-two wood sash windows. The original entrance that was accessed via concrete steps has been relocated from the western façade to the northern façade and is accessed via a paved ramp. The building features numerous wood framed hung windows.

Alterations include an addition that was constructed at the rear of the building in 1965, the conversion of the building from a single family residence to a commercial building, and the relocation of the entrance from the west façade to the northern façade. Additionally, the full width front porch has been enclosed and the second story balcony on the primary façade appears to have been enclosed.

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 an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 4.02.040 of the Ontario Development Code.

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 residential/commercial building is a fine example of the early farmhouse in the Craftsman architectural style, which is evident by the presence of the building's character-defining features, including the decorative bargeboard and brackets on the gable ends, horizontal wood siding, fish-scale wood shingles on the gable end, and the steeply pitched cross gabled roof. Craftsman style

homes were popular among citrus growers going into the early twentieth century due to the abundance of appropriate materials and pattern books which made a Craftsman home affordable and desirable. While the setting of the property was substantially altered during the post-World War II redevelopment of citrus groves to commercial uses and the construction of Interstate 10 (I-10), the building itself remains with many of the original character defining features intact.

The house has been converted from a residential use to a commercial use (Halgren's Chocolates), has had an addition constructed at the rear, has had the front door relocated and has had the front porch and balcony enclosed. The conversion to a commercial use from a residential use, the relocation of the front door and the porch and patio enclosures are easily reversible. Additionally, the addition is located at the rear of the building and is not visible from public view.

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 building was constructed as the McCorkindale family home amidst a citrus grove in 1904. The early groves in Ontario began primarily near San Antonio Street and the central downtown area of Euclid Avenue. While the site was once associated with the early citrus groves in the area, the commercial development and construction of Interstate 10 (I-10) has removed the groves and the site no longer retains sufficient integrity to convey significant association with the City's agricultural history. Additionally, the McCorkindale family has not been identified as one of Ontario's citrus pioneers.

The residential building is presently occupied by Halgren's Candies, a confectionary that was established in 1957 by David and Margo Halgren in the washroom of the then residence that was owned by Mrs. Halgren's aunt, Ethel McCorkindale. David Halgren worked in product research for Sunkist Growers in Ontario, where he perfected pectin candies. This experience led to the establishment of Halgren's Candies. The candy shop is still in operation at this location but is no longer operated by the Halgren's who sold the business and brand name in 1999. While the candy shop is a popular destination in the City, the business has not made a significant cultural, social or scientific contribution to the City, state or nation.

Exhibit B: Primary Record-DPR 523A Form

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

* Resource Name or #: Halgren's Chocolate

P1. Other Identifier: Map Reference No. 11

* P2. Location: Not for Publication Unrestricted a. County San Bernardino

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1204 N. Grove Ave. City Ontario Zip 91764

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app

APN: 0108-381-09-0000 Legal Description: CUCAMONGA FRUIT LANDS PTN 2 1/2 LOT 28 SEC 16 TP 1S R 7W LYING SWLY OF STATE HIGHWAY EX PTN DESC AS COM AT SW COR SDS LOT TH N 75 FT TH E TO A PT IN W LI STATE HIGHWAY TH ALG SD TO LOS ANGELES SMSA LTD (PACTEL CELLULAR) (see continuation sheet)

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

The one and one-half-story Craftsman style residential/commercial building is rectangular in plan. The cross-gabled roof, with exposed rafter tails, is clad in composition shingles. The front-facing gable is accented with decorative barge board. An enclosed porch spans the primary façade, and is characterized by two-over-two wood sash windows. The primary entrance has been relocated to the northern façade. A canvas awning was installed at an unknown date. The original primary entrance was accessed via cast concrete steps, and a grate has been installed to bar entry and appears to be reversible. Landscaping includes a wood fence and a paved parking lot. The building has been converted from a residential to a commercial use, and is in good condition. The setting is largely commercial development currently, and was previously a rural residential setting. The boundary is the legal parcel boundary.

* P3b. Resource Attributes: (List attributes and codes) hp6 1-3 story commercial building

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

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

P5b. Description of Photo: (View, date, etc.)
Photo No. P1070992.jpg; Facing east; 2/10/14



* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1904 Bennett 2007

* P7. Owner and Address:
Halgren Family Trust
8651 Foothill Blvd. #52
Rancho Cucamonga, CA 91730
P--Private

* P8. Recorded by: (Name, affiliation, address)
Carrie Chasteen
Applied Earthworks Applied Earthworks
133 N. San Gabriel Blvd., #201
Pasadena, CA 91107

* P9. Date Recorded: 2/18/2014

* P10. Survey Type: (Describe)
Intensive Survey
Section 106 Compliance
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") Historical Resources Evaluation Report for the I-10 Corridor Improvement Project, San Bernardino and Los Angeles Counties, California April 2014

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

* NRHP Status Code 6Z

* Resource Name or #: Halgren's Chocolate

B1. Historic Name: McCorkindale Residence

B2. Common Name: Halgren's Chocolate

B3. Original Use: SF Residential

B4. Present Use: Commercial

* B5. Architectural Style: Craftsman

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

An addition was constructed in 1965 (Ontario, City of 1965). Other alterations include a surface parking lot, the entrance was re-oriented from facing west to facing north, and the building has been converted from a residential use to a commercial use.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

* B10. Significance: Theme: Residential architecture Area: Ontario

Period of Significance: 1904 Property Type: SFR/Commercial Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for the National Register of Historic Places because it lacks historical significance and integrity.

Research was conducted in the San Bernardino County Assessor records, the City of Ontario building permits, and the Model Colony Room, Ontario public library. The building was constructed as the McCorkindale family home amidst a citrus grove in 1904. The citrus industry in Ontario was established by the Chaffey Brothers when they established the Ontario town site. This building was constructed more than 20 years after the establishment of Ontario and the citrus industry in the region. Furthermore, the property is not a noted contributor to this industry, and this property was one of many used to grow citrus products at that time. Therefore, the property does not appear significant within the context of residential development in Ontario because it was constructed during a period of residential expansion in this area, and is indistinguishable from other similar resources in the area. A chocolate and candy store was established in a neighboring building and moved into the house in 1989 (Guerrero 2003). Because the economy of Ontario was well established by the mid-1950s, the Halgren's confectionary does not represent a pattern of events (economic development of Ontario), nor was this business historically located at this property.

Ethel McCorkindale, a school teacher, resided in the building in the 1950s. In 1957, Margo, Ethel's niece, and her husband David Halgren established a jellies and candies company in the washroom of the house. David Halgren was a flight instructor during World War II, and is not known to have made a specific contribution to the history of the nation, state, or Ontario (Wheeler and Tracy 1979). The property does not appear significant for associations with important persons as defined by Criterion B (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Ontario, City of. Building Permit No. 31856 issued on 4/16/1965

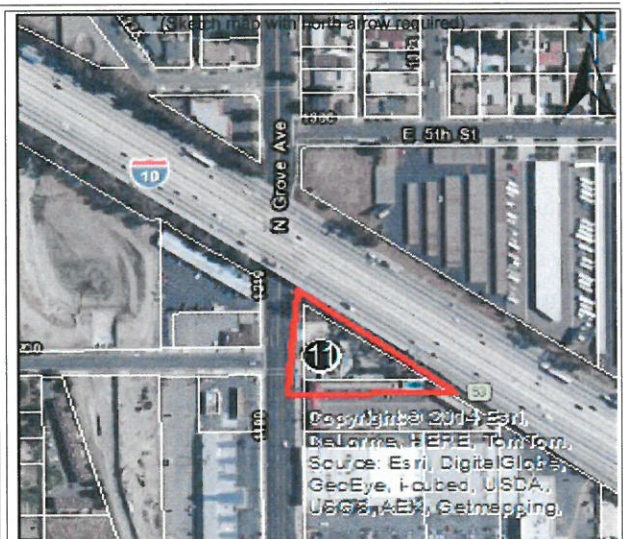
(see continuation sheet)

B13. Remarks:

* B14. Evaluator: Carrie Chasteen

Date of Evaluation: 2/18/2014

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder Halgren's Chocolate

* Recorded by: Carrie Chasteen

* Date: 2/18/2014

Continuation Update

P2e: Other Location Data continued:
PER SBE LAND CHR FOR 92 PG 3

B10. Significance continued:

The building does not appear to retain integrity of setting, feeling, and association. The setting of the property was substantially altered both during the post-World War II redevelopment of citrus groves to commercial uses in this area of Ontario and the construction of Interstate 10 (I-10). The house has subsequently been converted from a residential use to a commercial enterprise for the purposes of selling candy, most notably chocolate-covered strawberries, when the business was relocated into this building in 1989. The business was sold out of the family in 1999 (Guerrero 2003). Therefore, the property does not retain integrity of feeling and association.

Though a popular local business, no historically important events are known to have occurred at this site, and the building is not associated with a historic trend in the area such as the rural or the economic development of Ontario. No persons who made a significant contribution to the history of the nation, state, or Ontario are known to be associated with the property. The building has been converted from a residential property to a commercial property, and the primary entrance was re-oriented to face the surface parking lot, which is also an addition. The building is a common example of the Craftsman style of architecture, is not known to be the work of a master, and is not known to have been constructed using an innovative construction technique. Therefore, the building does not possess sufficient significance or integrity to be considered eligible for listing in the National Register of Historic Places.

The property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered an historical resource for the purposes of CEQA. See Appendix B in the Historical Resources Evaluation Report prepared for this Project for the previous documentation prepared for this resource.

B12. References continued:

Bennett, Andrea

2007 "A Taste of Halgren's History." Inland Valley Daily Bulletin. November 3.

Guerrero, Christina

2003 "Halgren's Creates Confectionary Concoctions." Daily Bulletin/City News. November 21, pg. 8-9

Wheeler, Leonard and Geary Tracy

1979 "Oral History Interview with David Halgren." Ontario City Library. September 26.