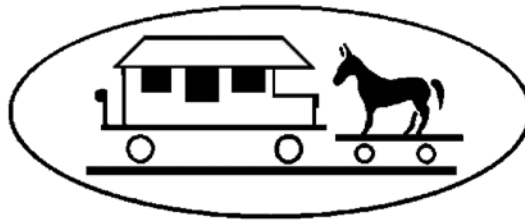


Historic Ontario



The "Model Colony"

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION SUBCOMMITTEE

AGENDA

June 11, 2020

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

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

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO HISTORIC PRESERVATION SUBCOMMITTEE COMMISSION MEETINGS.

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Historic Preservation Subcommittee Commission for the City of Ontario is required to limit in-person attendance at the upcoming Historic Preservation Subcommittee Commission meeting. Members of the public may utilize alternative measures established by the City of Ontario to view the Historic Preservation Subcommittee Commission meeting and/or to communicate your opinions to the Historic Preservation Subcommittee Commission Chairman. To view the meeting, please go to <http://www.ontarioca.gov/Agendas/HistoricPreservation> and follow the link on that webpage.

Members of the public who wish to provide comment on an item may do so in one of the following manners:

1. **EMAIL**: You can email comments to planningdirector@ontarioca.gov no later than 12:30 PM on the day of the meeting. All comments received by the deadline will be printed for Historic Preservation Subcommittee Commission consideration before action is taken on that matter. Please identify the agenda item that you wish to address in your comments. All written comments will be included in the record.

2. **TELEPHONE BEFORE THE MEETING:** You can call (909) 395-2036 no later than 12:30 PM on the day of the meeting and let them know that you would like to make a comment on an agenda item.
3. **IN WRITING DURING THE MEETING:** The meeting will be broadcast utilizing software that allows members of the public to make written comments. Your written comments will be read by a staff member to the Historic Preservation Subcommittee Commission Chairman during their consideration of that item.

Any members of the public who require special assistance or a reasonable accommodation to participate in the meeting of the Historic Preservation Subcommittee Commission may contact Gwen Berendsen at (909) 395-2036 or planningdirector@ontarioca.gov at least 24 hours prior to the meeting.

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 May 14, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP20-005 AND PHP20-002:** A request for a Tier Determination (File No. PHP20-005) and Local Landmark Designation (File No. PHP20-002) of a single-family residence (Eligible

Historic Resource) located at 535 East D Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-393-18); submitted by Jose Vladimir Felix and Angela Dawn Tejada and the City of Ontario. **Planning Commission/Historical Preservation Commission and City Council action required.**

1. CEQA Determination

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

2. File No. PHP20-002 (Local Landmark Designation)

Motion to recommend Approval/Denial

3. File No. PHP20-005 (Tier Determination)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

- 1. Cultural Resource Report for the Merrill Specific Plan Area**
- 2. Model Colony Awards presentation scheduled for the June 16, 2020 City Council meeting.**

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 **July 9, 2020**.

I, Maureen Duran, 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 **June 8, 2020**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



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

Historic Preservation Subcommittee

Minutes

May 14, 2020

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via Microsoft Teams, by Robert Gregorek, at 5:30pm

BOARD MEMBERS PRESENT

Robert Gregorek, Chairman
Rick Gage, Planning Commissioner
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the March 12, 2020, meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-017:** a Certificate of Appropriateness to construct a 531 square foot addition to an existing 581 square foot single family residence, an Eligible historic resource, located at 562 West Ralston Avenue, within the LDR-5 (Low Density Residential –2.1to 5.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA)

pursuant to section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1049-573-28)
Submitted by Salvador Cardenas.

Elly Antuna, Associate Planner, presented the staff report for File No. PHP19-017.

HPSC asked if the detached Accessory Dwelling Unit (ADU) and Garage project would be brought forward to the Historic Preservation Subcommittee at a later date.

Staff stated that construction of detached accessory residential structures can have the Certificate of Appropriateness requirement waived if the structures are less than 16 feet in height and are not visible from the public right of way. The project meets these thresholds and will be approved administratively through the plan check process.

Motion approving **File No. PHP19-017** subject to conditions was approved unanimously by those present (3-0).

- C. **CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP20-003:** A Certificate of Appropriateness for the adaptive reuse of the 3,658 square foot William B. Fallis House (Local Landmark No. 1), to a multi-modal mobility hub on 0.41 acres of land located at 122 South Vine Avenue, within the MU-1 (Mixed Use-Downtown) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. (APN: 1049-021-19) **submitted by the City of Ontario. Planning Commission action is required.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP20-003.

HPSC ask for clarification on porch and deck alterations.

Staff clarified that the porch enclosure will be removed restoring it an open porch and the deck, which is not original, will be demolished and replaced.

Motion recommending approval of **File No. PHP20-003** subject to conditions to the Planning Commission/Historic Preservation was approved unanimously by those present (3-0).

DISCUSSION ITEMS

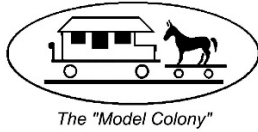
1. CPF – online conference 5/18-5/20

There being no further business, the meeting was adjourned at 6:35pm.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

June 11, 2020

DECISION NO:

FILE NO: PHP20-002

DESCRIPTION: A request for a Local Landmark Designation of a single-family residence (Eligible Historic Resource) located at 535 East D Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-393-18); **submitted by Jose Vladimir Felix and Angela Dawn Tejada**

PART I: BACKGROUND & ANALYSIS

JOSE VLADIMIR FELIX and ANGELA DAWN TEJEDA, (herein after referred to as "Applicant") has made a request for a Local Landmark Designation of 535 East D Street (File No. PHP20-002), the Mr. and Mrs. Durfee House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a two-story, single-family residence situated on .27 acres of land located at 535 East D Street and is depicted in *Exhibit A: Aerial Photograph*, attached. The remainder of the site is developed with a small storage unit, and a detached two-car garage. Primary driveway access to the site is from East D Street and garage access is from the alley way. The site is located within the proposed Parkside Historic District, a well-established neighborhood developed in the early 1900s with predominately single-family homes in the Craftsman architectural style. The neighborhood features matured landscaped parkways, scored sidewalks, rock curbs, and open concept front yards.

(2) Background: The Ontario Register includes properties that have been surveyed at the intensive level and have been determined to be Eligible Historic Resources, Contributors and Non-Contributors to designated or proposed Historic Districts and designated landmarks. There are currently 97 designated local landmarks and over 400 contributors to seven designated local historic districts. There are approximately 650 Eligible Historic Resources on the Ontario Register that are awaiting property owner initiation of designation. Local landmark designation of this property would bring the total number of landmarks to 98.

(3) Architectural Description: The two-story residence, as depicted in *Exhibit B: Site Photographs*, was constructed in 1910 (est.) in the Craftsman Bungalow architectural style. It is square in plan with a prominent side-facing gable with a sloping porch overhang intersecting a front facing gable dormer. The Mr. and Mrs. Durfee House is clad in horizontal wood siding and sits on a stone (rock) foundation. The front porch is supported by four squared columns. The gabled dormer on the front facade is enclosed

with a set of four ribbon, double-hung windows. The east façade features a bay window with hung windows. The remainder of the home features hung styled windows surrounded with wood trim, decorative cut rafters, and decorative wood brackets and trusses at the gable ends.

In 1944, the second story sleeping porch was enclosed. In 1966, the residence was divided into 2 units and then later converted to 3 units. In 2003, an exterior staircase leading to the second story unit had been constructed on the west side of the house. In 2012, a restoration of the house was completed, removing inappropriate alterations and restoring the original use of the site to a single-family residence. The windows of the home were replaced with appropriate vinyl single-hung windows, some of the window openings and non-permitted wall openings were filled with new wood siding to match the original and the exterior stairs were removed. Overall, the residence has a moderate to high level of architectural integrity.

The 1912 edition of Sanborn Fire Insurance Maps revealed a detached accessory structure, which was most likely used for storage, in extant. A 1959 aerial map of the property indicates the structure had been removed or demolished and a new 2-car garage had been constructed in its place. In 1928, a 320 square foot single-car garage with a workshop area was constructed on the east side of the property and then was demolished in 2012. The 2-car garage near the alley and a new storage building located at the east side of the property are considered alterations to the property which bare no historic significance.

(4) Historic Context: The Craftsman style of architecture evolved from the Arts and Craft movement that originated in England in the late 1800s. The Craftsman variation of the bungalow is the dominant home style in Ontario's historic neighborhoods. There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows. The Craftsman style flourished in Southern California, with some of the best examples of the style located in local neighborhoods.

The Craftsman style, popular from 1895-1920s in the United States, developed as a contradiction to the Victorian era that preceded it. It was the first style that emphasized natural materials and functionality. The details were simple, contradicting the gingerbread of the Victorian home. The wood was stained, instead of painted, and the homes featured built-in cabinets, buffets and benches. The moldings and other trim work were simple shapes, which could create complex designs. Tile fireplaces were also used. Other common character-defining features include exposed rafter tails, large porches, rock foundation and bases, exposed wood beams, and exposed attic vents.

The first recorded occupants of the residence are Mrs. Abbie B. Durfee and Mr. Ulysses Grant Durfee, based on the 1920s city phone directory. Both Stanford Junior University graduates, they moved from Northern California to Ontario in the early 1900s. Mr. and Mrs. Durfee became teachers for the Ontario High School. In 1901, USC had ended its affiliation with Chaffey College and the school dissolved. After the college ended, a public high school district was established, and Ontario High School made use of the college's

property and buildings where Mrs. Durfee was an English teacher and Mr. Durfee was a Science teacher. Mr. Durfee served as vice principal in 1909 and principal in 1910 for Ontario High School. In 1911, Chaffey Union High School District was established, and Ontario High School became Chaffey Union High School. Mr. Durfee then served as head of the science department. He also held a position as assistant superintendent of San Bernardino County schools. In 1927, Mr. Durfee decided to sell the house upon Mrs. Durfee's death to the Raftery family who owned the house for more than 60 years. Charles D. Raftery was a telegrapher for the Union Pacific Depot.

(5) Evaluation: A historic resource may be designated an "historic landmark" by the City Council if it meets the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources, or it meets the Local Landmark Designation criteria in the Ontario Development Code, which is based on architecture and history. Historic resources must also have integrity for the time in which they are significant. In addition to the evaluation of the criteria, integrity, or the ability to convey historic association, of the resources must also be considered. The seven aspects of integrity are design, setting, materials and workmanship, location, feeling and association.

The architectural integrity of the residence is moderate to high as it retains most of its original exterior features and has had minimal alterations, some of which have already been reversed. The historic setting and neighborhood features contribute to the authenticity of the property as it conveys the feeling and association of early life in Ontario. Staff recommends the historic resource be designated as Local Landmark No. 98 as it embodies the characteristics of a distinguishing architectural style meeting 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, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

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

WHEREAS, 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 June 11, 2020, 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 Local Landmark Designation 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 residence located at 535 East D Street 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).

a. *The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*

(2) FACT: This single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. The residence has the original stone (rock) foundation, a distinctive low pitch gable roof, decorative exposed rafter tails, a large front porch with simple exposed wood beams, and horizontal wood siding. Alterations to the building include the sleeping porch enclosure, replacement of the original wood hung windows, and a few window openings were removed or enlarged. The alterations do not detract from the value of the historic resource and are easily reversible.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends the Planning/Historic Preservation Commission recommends City Council approval of the Application.

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

of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 11th day of June 2020.

Historic Preservation Subcommittee

Exhibit A: Aerial



Exhibit B: Site Photographs



Primary Façade (south elevation)



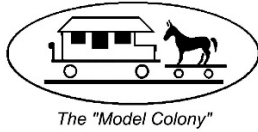
Southeast Elevation



Front porch detail



1984 City-wide Survey Photo



Historic Preservation Subcommittee

June 11, 2020

DECISION NO:

FILE NO: PHP20-005

DESCRIPTION: A request for a Tier Determination of a single-family residence (Eligible Historic Resource) located at 535 East D Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-393-18); **submitted by the City of Ontario**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination, File No. PHP20-005, of 535 East D Street upon property owner initiation of a local landmark designation request, File No. PHP20-002, for the property known as the Mr. and Mrs. Durfee House, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed historic landmark is a two-story, single-family residence situated on .27 acres of land located at 535 East D Street on .27 acres of land located within the proposed Parkside Historic District. The remainder of the site is developed with a small storage unit, and a detached two-car garage. Primary driveway access to the site is from East D Street and garage access is from the alley way. The site is located within the proposed Parkside Historic District, a well-established neighborhood developed in the early 1900s with predominately single-family homes in the Craftsman architectural style. The neighborhood features matured landscaped parkways, scored sidewalks, rock cubs, and open concept front yards.

(2) Background: To provide a greater level of certainty regarding the City's preservation goals, the Ontario 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 significance 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 city initiated and typically processed in conjunction with applications for landmark or historic district designations and when determining eligibility to the Ontario Register.

(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 criteria within the Architecture/Form category and 3 criteria within the History category. Tier II historic resources may be determined 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 was prepared for the Mr. and Mrs. Durfee House and is attached to this report in Exhibit A: Tier Determination

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

WHEREAS, 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 June 11, 2020, 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 Designation 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) The Mr. and Mrs. Durfee House meets the Tier III criteria as identified in the attached Tier Determination record.

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

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

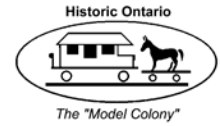
SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 11 day of June 2020.

Historic Preservation Subcommittee

Exhibit A: Tier Determination Form

HISTORIC PRESERVATION SUBCOMMITTEE



TIER DETERMINATION

Date: June 11, 2020
Location: 535 East D Street
Historic Name: Mr. and Mrs. Durfee House
APN: 1048-393-18

Decision Date: June 11, 2020
File No.: PHP20-005
Decision Making Body: HPSC
Tier Determination: Tier III
Current Historic Status: Eligible

Architectural Description:



Built in 1910 in the Craftsman Bungalow architectural style, is a two-story residence situated on .27 acres of land located at 535 East D Street. The two-story building is rectangular in plan and is approximately 2,300 square foot. It has a prominent side-facing gable with a sloping porch overhang intersecting a front facing gable dormer. The house is clad in horizontal wood siding and sits on a stone (rock) foundation. The front porch is supported by four squared

columns. The gabled dormer on the front façade is enclosed with a set of four ribbon, double-hung windows. The east façade features a bay window with hung windows. The remainder of the home features hung windows surrounded with wood trim, decorative cut rafters, and decorative wood brackets and trusses at the gable ends.

In 1944, the second story sleeping porch was enclosed. In 1966 the residence was divided into 2 units and then later converted to 3 units. In 2003, an exterior staircase leading to the second story unit had been constructed on the west side of the house. In 2012, a restoration of the house was completed, removing inappropriate alterations and restoring the original use of the site as a single-family residence. The windows of the home were replaced with appropriate hung windows, some of the window openings and non-permitted wall openings were filled with new wood siding to match the original and the exterior stairs were removed. Overall, the residence has a moderate to high level of architectural integrity. The 1912 edition of Sanborn Fire Insurance Maps revealed a detached accessory structure, which was most likely used for storage, in extant. A 1959 aerial map of the property indicates the structure had been removed

or demolished and a new 2-car garage had been constructed in its place. In 1928, a 320 square foot single-car garage with a workshop area was constructed on the east side of the property and then was demolished in 2012. The 2-car garage near the alley and a new storage building located at the east side of the property are considered alterations to the property which bare no historic significance.

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 categories and 3 criteria in the history category as listed below.
 - A contributing structure in a district where the district meets 1 of the criteria in the architecture category and 3 criteria 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 7.01.010.

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 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 single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. This single-family residence has the original stone foundation, a distinctive low pitch gable roof, decorative exposed rafter tails, a front porch with simple exposed wood beams, and horizontal siding. Created as a contradiction to the more ornamented Victorian style, the Craftsman Bungalows distinguished itself for having simpler detailing, with more emphasis to the use of natural materials. While it is an excellent example of the style, it is not considered a prototype or one of the finest examples of the Craftsman architectural, and therefore does not meet this criterion.

History (Check all that apply)

- It is the location of a 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 first recorded occupants of the residence are Mrs. Abbie B. Durfee and Mr. Ulysses Grant Durfee, based on the 1920s city phone directory. Both Stanford Junior University graduates, they moved from Northern California to Ontario in the early 1900s. Mr. and Mrs. Durfee became teachers for the Ontario High School. In 1901, USC had ended its affiliation with Chaffey College and the school dissolved. After the college ended, a public high school district was established, and Ontario High School made use of the college's property and buildings where Mrs. Durfee was an English teacher and Mr. Durfee was a Science teacher. Mr. Durfee served as vice principal in 1909 and principal in 1910 for Ontario High School. In 1911, Chaffey Union High School District was established, and Ontario High School became Chaffey Union High School. Mr. Durfee then served as head of the science department. He also held a position as assistant superintendent of San Bernardino County schools. In 1927, Mr. Durfee decided to sell the house upon Mrs. Durfee's death to the Raftery family who owned the house for more than 60 years. Charles D. Raftery was a telegrapher for the Union Pacific Depot. Teachers and educators are considered significant to the settlement of early Ontario by furthering Chaffey's founding principles of educating its citizens, and therefore meet one of the criteria in the history category.