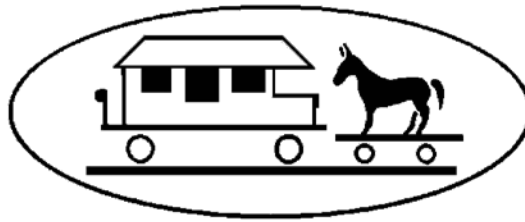


Historic Ontario



The "Model Colony"

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION SUBCOMMITTEE

AGENDA

September 10, 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 VIA MICROSOFT TEAMS

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. Staff will read into the record all public comments received within the allotted time frame.

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. Staff will read into the record all public comments received within the allotted time frame. The Historic Preservation Subcommittee may ask the applicants 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 July 9, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND HISTORIC DISTRICT DESIGNATION REVIEW FOR FILE NOS. PHP20-006 AND PHP18-028:** A request for a Tier Determination (File No. PHP20-006) and Local Historic District Designation (File No. PHP18-028) of the Graber Olive House Historic District as

Historic District No. 8, located at the northeast corner of East Fourth Street and North Columbia Avenue, within the College Park Historic District, at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place, within the LDR5 (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. (APNs: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20); **submitted by Clifford Graber II. Planning Commission/Historic Preservation Commission and City Council action required.**

1. CEQA Determination

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

2. File No. PHP18-028 (Local Landmark Designation)

Motion to recommend Approval/Denial

3. File No. PHP20-006 (Tier Determination)

Motion to Approve/Deny

DISCUSSION ITEMS:

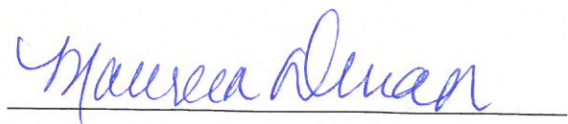
1. Museum – Built on Water Gallery

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 **October 8, 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 **September 4, 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

July 9, 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

Cathy Wahlstrom, Planning Director
Rudy Zeledon, Assistant Planning Director
Diane Ayala, Senior Planner
Elly Antuna, Associate Planner
Monica Carranza, Administrative Intern

PUBLIC COMMENTS

No one responded from the public

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the June 11, 2020, meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP20-007 AND PHP18-029:** A request for a Tier Determination (PHP20-007) and Local Landmark Designation (PHP18-029) of a single-family residence,

a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street within the LDR5 (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: 1047-543-01); **submitted by Clifford Graber II. Planning Commission/Historic Preservation Commission and City Council action required.**

Monica Carranza, Administrative Intern, presented the staff reports for File Nos. PHP20-007 and PHP18-029.

Motion approving **File No. PHP20-007** and recommending approval of **File No. PHP18-029** to the Planning/Historical Preservation Commission was approved unanimously by those present (3-0).

- C. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-019:** A Certificate of Appropriateness to construct: [1] An 1,394 square foot addition to an existing 3,388 square foot single-family residence; and [2] A 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 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) of the CEQA Guidelines. (APN: 1047-3 51-14); **submitted by RCM Construction, Inc.**

Mr. Gage recused himself from Item C due to living within the 1000-foot radius of the proposed project.

Elly Antuna, Associate Planner, presented the staff report for File No. PHP19-019.

Motion recommending approval of File No. PHP19-019 to the Planning/Historical Preservation Commission was approved unanimously by those present (2-0).

- D. **ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP20-009:** A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 111 North Monterey Avenue within the CN (Neighborhood Commercial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-523-15) **Submitted by Jingmin Feng.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP20-009.

Motion to approve File No. PHP20-009 was approved unanimously by those present (3-0).

DISCUSSION ITEMS

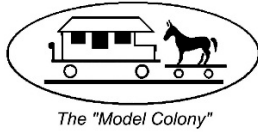
1. Downtown Façade Improvement Program

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

September 10, 2020

DECISION NO:

FILE NO: PHP18-028

DESCRIPTION: A request for a Historic District Designation for the proposed Graber Olive House Historic District, located at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place within the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20); **submitted by Clifford Graber II.**

PART I: BACKGROUND & ANALYSIS

CLIFFORD GRABER II, (herein after referred to as "Applicant") has made a request for a Local Historic District Designation, File No. PHP18-028, of 24 contributing historic resources located at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place, as the Graber Olive House Historic District, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

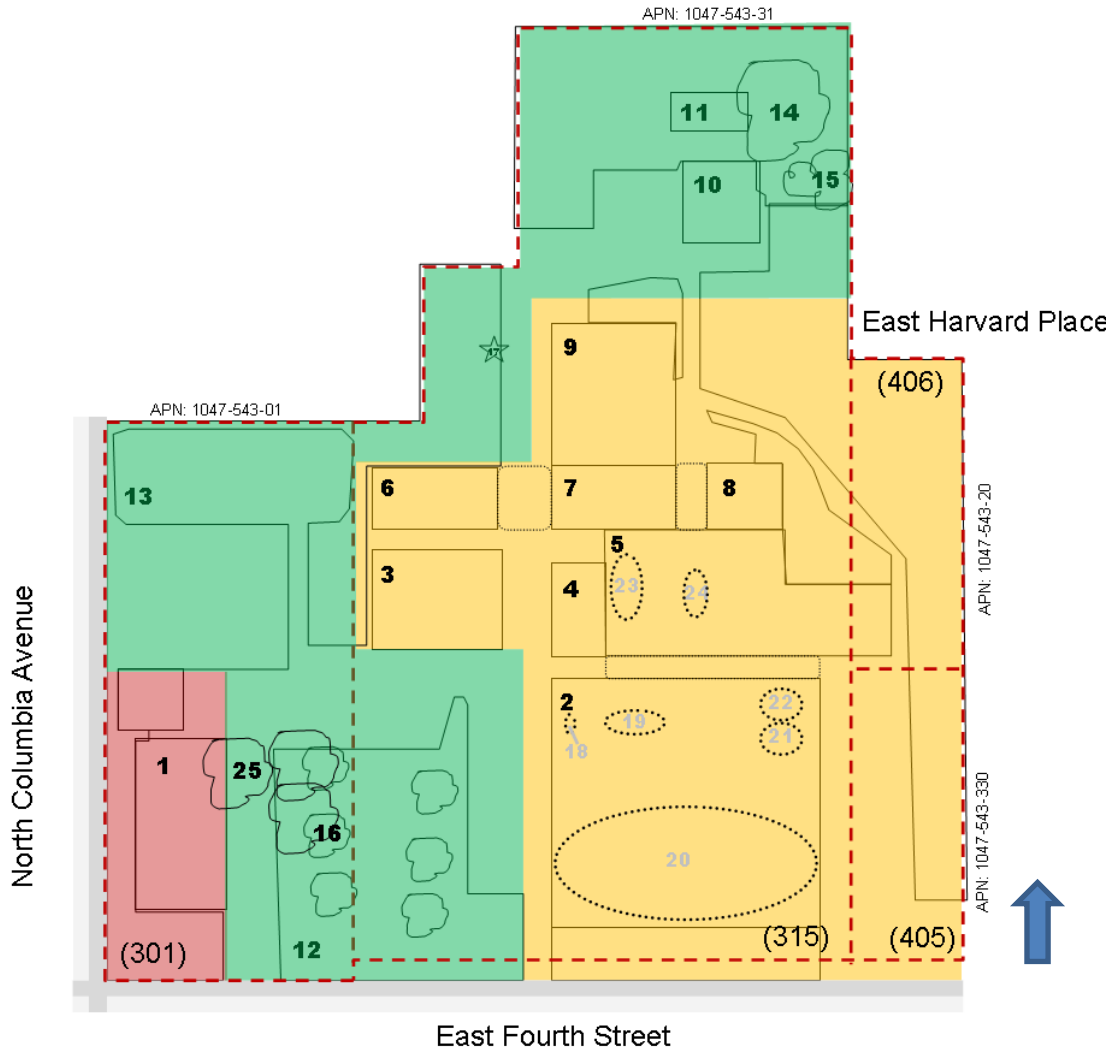
(1) Project Setting: The proposed Project is comprised of 4 parcels for a total of 2.58 acres of land generally located at the northeast corner of East Fourth Street and North Columbia Avenue as depicted on *Exhibit A: Graber Olive House Historic District Aerial*. The Project is located within an established single-family residential neighborhood designated as the College Park Historic District in 2000 for being one of the first subdivisions from the 1920s to have underground utilities, paved alleyways, curbs and gutters. Matured streetscapes surround the proposed Project which encompasses a total of 25 contributing historic resources including buildings, natural features, and objects of historic significance (*Exhibit B: Site Plan*). The .61-acre parcel at 301 East Fourth Street contains one historic residential building and 4 natural historic contributors to the proposed historic district. Two of these natural contributors, including landscape with redwood trees and a set of olive trees located on the southeastern corner of the parcel. The primary olive canning process is located at 315 East Fourth Street and contains 20 historic contributors including 7 machines, 1 object, 2 trees, and 10 buildings. Historic building No. 5 at 315 East Fourth Street extends over the property line to the .16 acres of land located at 406 East Harvard Place. The .14 acres of land located at 405 East Fourth Street is developed with the Graber Olive House Company loading dock and driveway but contains no historic resources that contribute to the proposed historic district.

(2) Architectural/Site Description: The proposed Graber Olive House Historic District exemplifies the essence of an early combined residential agricultural business established in 1894. A mixture of architectural styles are within the District, from the Clifford C. Graber House Craftsman Bungalow style built in 1907 to the agricultural business buildings primarily one-story Utilitarian style built between 1894-1965. The proposed District illustrates the assimilation of the agricultural business within a changing neighborhood as the business continued to grow, through its architecture, landscapes, and other significant landmarks.

The historic land uses of the Project can be organized into 3 areas; 1) Agricultural crop areas; 2) Processing crop areas containing the early barn structures; and 3) Graber Family residential area. Through the year these areas have transitioned to more hospitality oriented as the following; 1) Relaxation and Exploration; 2) Graber Olive Production; and 3) Residential as depicted on the map below.

The Graber Olive House Historic District

General Use Site Plan



KEY

 Residential	 Relaxation and Exploration	 Graber Olive Production
Historical Resource		
1-Clifford C. Graber House	10-The Graber Barn 11-The Graber Shed 12-Front Yard 13- Graber's Horseshoe Pit 14- C.C. Oak 15- Graber's Pyracantha 16- Olive trees 17- Water Standpipe 25- Coast Redwoods	2-Vat, Grading, Filling, Canning, and Museum Rooms 3-Casa del Olivo 4-La Casita Gift Shop 5-Original Barn, Olive Sheds, Boiler, and Labeling Rooms 6-Warehouse Packing and Shipping 7-Warehouse A 8-Warehouse B 9-Warehouse C 18- Graber's Original Olive Grader 19- Graber's Olive Grader 20- Vat 21- The Filling Wheel 22- Panama Paddle Packers 23- The Boiler Machine 24- Labeling Machine
 Parcel/District Boundaries		
(301) Street Address		

The areas once used for crop fields have now been transformed into landscapes and expansions for the crop processing facilities, represented in green on the map. The

processing crop areas have expanded to the north and the west as construction of 7 additional buildings occurred between the 1930s to mid-1960s, area represented on the map in yellow. The residential area as shown in red has remained largely intact with only the construction of a garage in 1939.

The proposed Graber Olive House Historic District contains 25 contributing historic resources with 11 contributing resources being buildings of various usage (single family residence, office commercial, general commercial, and light industrial, museum space, gift shop, and sales room) and styles (Craftsman Bungalow, Utilitarian, and Vernacular/Ranch). There are also 6 natural resources, 7 machines, and 1 other object. The description list of all 25 historic resources can be found in *Exhibit C: District Historic Resources*.

(3) Historic Context: The Graber Olive House Company is the City of Ontario's longest continuously operating business, and it is also one of the United States' oldest olive curing and processing packing company dating back to 1894. The origins of the company began in 1892, when, founders Clifford C. Graber and his brother Charles emigrated from Clay City, Indiana to Ontario, California to treat Clifford's congested lungs. The brothers quickly impressed local Ontario residents with their hardworking and persevering Midwestern work ethic. Soon, they were able to borrow enough money to purchase one of the agriculturally designated 10-acre lots, located on the outskirts of the main town for those interested in the farming business, offered by George and William Chaffey.

With their 10-acre lot, the Graber brothers quickly invested in the citrus industry. They began selling oranges and other short-term crops. As they waited for the citrus plants to harvest, Clifford started picking olives from a nearby abandoned Manzanillo olive grove and began experimenting with curing. The Manzanillo tree grows close to the ground, is easy to harvest, and matures right before winter.

According to olive historians, the olive fruit is said to have been first introduced to California in 1769 by the San Franciscan Missionaries from Spain. It is speculated the first olive tree was planted in Mission San Diego de Alcalá. With time, the olive tree moved across California and gathered popularity among the new settlers. Curing methods and experimentations began emerging as people became intrigued with the new fruit. Agricultural universities such as the University of California at Davis also started researching curing methods, developing a standard recipe that was passed down to those interested such as the Graber Family.

In the Ontario area, ranchers had been curing olives for some time. After tasting olives that neighboring ranchers would share with the Graber family, Clifford C. Graber became intrigued with the fruit. Determined to find the best taste for the cured olive, Clifford C. Graber began experimenting and sampling recipes that led to the perfected Graber Olive recipe.

By 1894, the Graber's olive recipe became so popular in Ontario and nearby cities, that Clifford C. Graber founded the Graber Olive House Company. Between 1894 and 1906, the Graber Olive House Company operations began with the construction of the original barn and olive sheds (portions of Building No. 5) which were used as the canning and curing rooms. Since 1894, the Graber Olive House Company has specialized in curing, manufacturing, and selling olives.

In 1905, Clifford married Miss Georgia Noe Bell and the company gained one more employee and a business partner. By 1907, the 2-1/2 -story Craftsman Bungalow (No. 1) family residence was built on site. Mr. Graber, Mrs. Graber, and their four children, dedicated their time every winter grading olives all day and selling to local customers in the evenings during the harvesting time.

By 1910, Clifford perfected his own version of a more advanced olive sorter machine, the Graber's Original Olive Grader (No. 18), using a Ford Model T engine to separate olives by sizes 10s, 12s and 16s, the approximate circumference of an olive with the most common being size 12. The olives would be placed on the machine, mechanically pulled by the engine, and passed through a series of strings with openings increasing in size. The machine would separate the fruit in volumes of olives with the same diameter size; later to be cured, canned, and sold out of their garage. The development of this engineering mechanism led to a different way of marketing olives. Before the size numbers separation that Clifford proposed, olives were separated by rough size estimates and categorized or marketed by names such as Jumbo or Colossal. Now, olives in a can were of similar size. The Graber Olive House Company appeared to market itself with a number size system that had not been seen in the olive canning industry in the United States.

In 1929, after having a successful career as a Councilman for the City of Ontario, Clifford devoted his time to the olive business full time. The cannery was modernized in 1934, in support of a growing business, with the construction of a new barn (Building No. 2) to the southeast bordering East Fourth Street. New machinery (Nos. 19-24) was also introduced and used every harvest season. Part of the new machinery introduced was a modernized olive grading device based on the original model. With Clifford Graber focusing his production methods in canning and preserving the fruit longer, he introduced a mail-order business and shipped his fruit nation and worldwide. Between 1932 and 1946, Graber ordered the construction of three one-story concrete warehouses which continue to be used for storage, packing, and shipping (Building Nos. 6-8). Clifford also expanded the business with the purchase of a 160-acre plot of land in Hemet in Riverside County. Hemet was an efficient area to farm because of the excellent climate and the experienced olive farmers in the area. The Hemet Ranch employed 12 workers throughout most of the year and up to 100 workers during the harvest season.

Mr. Clifford Graber's sons Robert, William, and son-in-law Donald inherited the business in 1943 from their father. Clifford C. Graber continued to be involved in the business until his death in 1955 at the age of 83. In 1946, William and wife, Lucille P. Graber, left the business to start their own business leaving Robert in charge. In 1962, Robert Graber

ordered the construction of La Casita Gift Shop (No. 4), a food gourmet gift shop which remains at the corner of Building No. 5.

According to Patricia Lazicki and Daniel Geisseler from the University of California Davis, the introduction of olives in pizzas increased popularity of the canned olive industry in the 1960-1970s. However, crop failure of 1963 forced the Graber's to relocate the olive grove farm from Hemet to new land purchased in the City of Lindsay, California in Tulare County. Such crop failure encouraged Robert and Betty Graber to supplement the olives with almonds, canned nuts, and other gourmet food for their business. That same year, Betty Graber, inspired by her civic and activist involvement with Ontario, transformed a small vacant corner of the Vat Room, in Building No. 2, into a museum that showcased the Graber's family and Ontario's history. The museum houses tools used in early olive harvests, the first grading machine built by C. C. Graber, and photography of early Ontario and family.

By 1965, the last two buildings constructed included a warehouse (No. 9) and a larger gift shop, La Casita del Olivo (No. 4). The officers of the Native Sons of the Golden West, an organization dedicated to honoring the historic preservation of places and structures, placed a bronze plaque within the Graber Olive Company in 1967. The honor goes to dedicated sites of historical importance within California. In the early 1970's Clifford Graber II took over the Graber business after spending ten years working internationally as a mining engineer and continues to manage it today with his son, Robert Graber II.

The olive industry continues to grow due to the increased popularity of the olive's health benefits. According to Hayley Boriss of the University of California's Agricultural Issues Center, California makes up about 95% percent of the olive production in the United States. Companies like the Graber Olive House Company have been promoting the olive diet for generations. For over 100 years, the Graber Olive House Company has been a resilient family business in the City of Ontario adopting and evolving with time yet maintaining the family-centric business approach. It still has the same traditional standards and work methods as its beginnings, attracting people from all over for a tour or a taste of the olives.

4) Evaluation: A neighborhood or area listed as a historic resource may be designated a "local historic district" by the City if the neighborhood meets the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources, or it meets the Local Historic District Designation criteria in the Ontario Development Code, which is based on architecture and history.

The Project has been evaluated for significance to the Olive Canning Industry from 1894-present; and its architectural significance for buildings constructed from 1984-1975 (see attached *Exhibit D: DPR523 Form A and Exhibit E: DPR523 Form D*) and found to have historical significance on a local, state and national level.

Since 1894, the proposed Graber Olive House Historic District has retained its original location and agricultural use as an olive processing cannery, granting the Graber Olive House Company the title of Ontario's oldest agricultural related continuous business and

one of the oldest canning companies in the United States. The proposed Project marks the location of olive can size standardization within the region flourishing along the historic College Park neighborhood as both borrowed, influenced, and incorporated characteristics of each other. While the Project has evolved and adapted to the market changes and physical development over the years, it conveys its historical association with early agricultural use and possess a high level of integrity.

Staff recommends the proposed Graber Olive House Historic District be designated a local historic district as the as it meets the 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 proposed; 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 September 10, 2020, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the 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 Historic District 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 Graber Olive House Historic District located at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 E Harvard Place, having been evaluated for historic significance to the Olive Canning Industry from 1894-present; and architectural significance from 1894-1975, meets the following criteria for local historic district 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 is a geographically definable area possessing a concentration of historic resources or a thematically related grouping of structures that contribute to each other and are unified by plan, style, or physical development, and embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master of possesses high artistic values;*

The historic resources, which comprise the historic district, are directly related to the Graber Olive House Company business, one of the oldest olive curing and processing facilities in the region. The Graber Olive House Historic District, geographically defined by the Graber Olive House Company and Graber family residence (No. 1), contains a total of 25 contributing historic resources (buildings, landscapes, trees, objects, and machinery) significant to the olive canning industry advancement and relation to Clifford C. Graber. Eleven buildings contribute to the historic significance and represent the evolution of the olive canning industry starting in Utilitarian style barns and sheds. Additions to existing structures (No. 5 & 2) and construction of new ones, such as storage warehouses (No(s). 6-9) as a result of the olive business growth. Clifford C. Graber focused the business on the production of preserving and canning fruit through the help of his machinery invention, the Graber's Original Olive Grader (No. 18). The modernization of the cannery in the 1934, brought about larger facilities for production and additional modern- time machinery (Nos.19, 21-24) still used every harvest season. By 1962, the company had to open a separate individual sales and retail room La Casita Gift Shop (No. 4), replacing a corner of the canning and curing room. A museum was later created in the corner of the vat room displaying photographs and tools of Ontario's earlier history. Currently, the Graber Olive Company continues running operations canning and preserving fruit, shipping olives across the nation and worldwide.

b. *The historic resource reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning; and*

The proposed Graber Olive House Historic District is associated with Ontario's early agriculture period standing as one of the last sections of original continual usage planned for the original 10-acre agricultural subdivisions designated by the Chaffey Brothers' original Model Colony. Although only 2.58 acres remain, the Graber Olive House Company can be found at its original location and has practiced the same olive curing, canning, and packaging services since 1894. The Graber Olive House Historic District's current spatial usage shown on the *General Use Site Map* on page 2 show minimal change from its original operations. The Graber Olive House Historic District reflects the growth in the company with the expansion of buildings constructed, yet the use as an olive canning and curing company has not changed or been impacted by the surrounding development of the College Park neighborhood. The City of Ontario's early agricultural history remains within the Graber Olive House Historic District through its buildings, spatial layout, and usages.

c. The historic resource is, or the contributing resources are, associated with the lives of persons important to the City, State or National history.

Early town residents that provided essential services were often considered leaders of the community promoting and contributing to the settlement of the colony. Residents that are considered important to the settlement of Ontario were often early citrus pioneers, bankers, clergymen, teachers, doctors, and business owners. Listed below are important people who are associated with the Graber Olive House Historic District and are important to the City, State, and National history:

i. **Clifford C. Graber I** – Founder and first president of Graber Olive House Company, Ontario Councilmen, and member of the Chaffey High School Board of Trustees. Clifford marketed olives by diameter size numbers setting his company apart from the others that used words like jumbo or colossal. He was responsible for starting a mail-order system taking advantage of the new postal services, and for the modernization of the Graber Olive House Company in 1934.

ii. **Georgia Noe Bell Graber**- Wife of Clifford C. Graber I and mother of their 4 children. Georgia became partner of Clifford after Charles left the business, she helped Clifford drive the Graber Olive House Company to its early success.

iii. **Robert Graber I** – Son of Clifford C. Graber I, second president of Graber Olive House Company. Robert was responsible for reinventing the company to comply with market demands adding the gifts basket and moving olive crop locations to the San Joaquin Valley.

vi. **Mary E. 'Betty' Graber** – Wife of Robert Graber I, Member of Executive Women International, Shakespeare Club, Soroptimist Club, Jamboleers, Chaffey Community Art Association, Republican Women and the San Antonio Hospital Foundation. Betty added the museum to the Graber Olive House Historic District, drawing more attention to the company and providing a unique sales experience in purchasing olives.

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 10th day of September 2020.

Historic Preservation Subcommittee

Exhibit A: Graber Olive House Historic District Aerial



Exhibit B: Site Plan
The Graber Olive House Historic District

Site Plan



KEY

- | | | | |
|---|--------------------------------------|--|--------------------------------|
| 1 1-Clifford C. Graber House | 10 10-The Graber Barn | Palm trees | Driveway |
| 2 2-Vat, Grading, Filling, Canning and Museum Rooms | 11 11-The Graber Shed | Deodars | Parcel/
District Boundaries |
| 3 3-Casa del Olivo | Breezeways | 25 Coast Redwoods | |
| 4 4-La Casita Gift Shop | 12 12- Front Yard | Water Standpipe | |
| 5 5-Original Barn, Olive Sheds, Boiler, and Labeling Rooms | 13 13- Graber's Horseshoe Pit | Machinery | |
| 6 6-Warehouse Packing and Shipping | 14 14- C.C. Oak | 18 18- Graber's Original Olive Grader | |
| 7 7-Warehouse A | 15- Graber's Pyracantha | 19 19- Graber's Olive Grader | |
| 8 8-Warehouse B | Olive trees | 20 20- Vat | |
| 9 9-Warehouse C | | 21 21- The Filling Wheel | |
| | | 22 22- Panama Paddle Packers | |
| | | 23 23- The Boiler Machine | |
| | | 24 24- Labeling Machine | |

Exhibit C: District Historic Resources

Buildings



The Clifford C. Graber House
Address: 301 East Fourth Street

A Craftsman Bungalow built in 1907 by Clifford C. Graber, the 2 1/2-story single-family residence features a square shaped plan, shiplap siding, gable roof, stone (rock) foundation, multi-paned double-hung windows, two rear balconies and an enclosed front porch. A triple-gable roof design garage is located at the rear of the residence.



Vat, Grading, Filling, Canning, and Museum Room
Address: 315 East Fourth Street

One-story Utilitarian style built in 1934, square in plan with a combination of stucco finish and board and batten siding. All canning production takes place here as well as some office use. Room portion was divided in 1972 to house a museum. Appears to be individually eligible for listing.



Casa del Olivo
Address: 315 East Fourth Street

A Vernacular/Ranch style one-story building built in 1965. It is rectangular in plan with board and batten siding, wood finish and trims, gabled side roof, double-hung wood windows, French doors and a full width front porch. The building is used for retail sales of olives, packaged foods and miscellaneous gifts. Appears to be individually eligible for listing.



La Casita Gift Shop

Address: 315 East Fourth Street

One-story, utilitarian style building built in 1962. It is square in plan with a stucco finish and brick-capping trim. Character defining features include: small gable roof with wood shingles, and wood fixed style windows. The use is commercial retail.



Original Barn, Olive Sheds, Boiler, and Labeling Rooms

Address: 315 East Fourth Street & 406 East Harvard Place

A one-story utilitarian style board and batten building built between 1894 and 1906. Rectangular in plan with a board and batten exterior siding. The building is used for final canning, processing and packaging, office, and storage.



Warehouse Packing and Shipping

Address: 315 East Fourth Street

A one-story utilitarian style building built between the years 1938 and 1946. It is a rectangle plan building with a concrete finish and a flat roof with a brick cap. The building is used for storing and packaging the sales rooms merchandise.



Warehouse A

Address: 315 East Fourth Street

A one-story utilitarian style building built in the 1930s. It is rectangular in plan with a concrete finish. It has a flat roof with brick siding. The warehouse is used to store Graber's olive cans and shipping materials.



Warehouse B

Address: 315 East Fourth Street

A one-story utilitarian style building built in the early 1930s, rectangular in plan with a concrete finish. It has a flat roof and steel awning windows. It is used as storage for shipping and handling merchandise during olive picking season.



Warehouse C

Address: 315 East Fourth Street

A one-story utilitarian style building built in 1965. It is a square plan building with a concrete-block finish. It has a flat roof with brick edging. It is used as a secondary shipping and handling facility building.



The Graber's Barn

Address: 315 East Fourth Street

A one-story Vernacular/Ranch style building built before 1938. It is rectangular in plan with a corrugated metal finish. The building is used to store company's merchandise, tools and miscellaneous items.



The Graber Shed

Address: 315 East Fourth Street

A one-story Vernacular/ranch style building built before 1938. It is a rectangle-plan wood framed building. Character defining features include: board and batten wood siding, a shed style porch, simple wood columns and a front carriage style door. The building is currently used to store company tools and other farming equipment.

Landscape & Trees

Front Yard

Address: 301 East Fourth Street and 315 East Fourth Street

The yard functions as the entrance for the company. It is a spacious grassy area frequently used by customers to relax or have a picnic. The yard has additional plants such as; ivy along the sidewalk, two rows of olive trees, and an old olive mill on display. This yard is shady with an open design.



Graber's Horseshoe Pit

Address: 301 East Fourth Street

This area is enclosed by trees and contains an irregular rectangular dirt covered ground surrounded by a grass border. It is used as a horseshoe pit and for passive recreation.





C.C. Graber Oak

Address: 315 East Fourth Street

The C.C Graber Oak Tree is a matured 100-year-old Coast Live Oak (*Quercus agrifolia*).



Graber's Pyracantha or Graberi

Address: 315 East Fourth Street

The Graber's Pyracantha is a large *Pyracantha crenatoserrata* 'Graberi' tree said to have been gifted to the Graber family by Mr. Armstrong himself. The name of this species of tree seems to have derived in honor of the Graber family.



Olive trees

Address: 301 and 315 East Fourth Street

The olive trees are located in the Front Yard area of the business and are planted in two rows, framing the Casa del Olivo building. The exact age of the trees are unknown, however aerial views indicate the front yard area was used as an orchard through 1948.



Coast Redwood trees

Address: 301 East Fourth Street

The coast redwoods are located west of the Front Yard area (along the driveway). The trees appear to have been planted at the early stages of the company probably along with the construction of the house. The trees are some of the first to have been planted in the neighborhood as depicted on some areal maps from the 1930s.



Water standpipe

Address: 315 East Fourth Street

It is an early infrastructure mechanism for agricultural irrigation. It is made of concrete with metal brackets on the side that released water to paths leading to nearby crops.

Machinery



Graber's Original Olive Grader

Address: 315 East Fourth Street

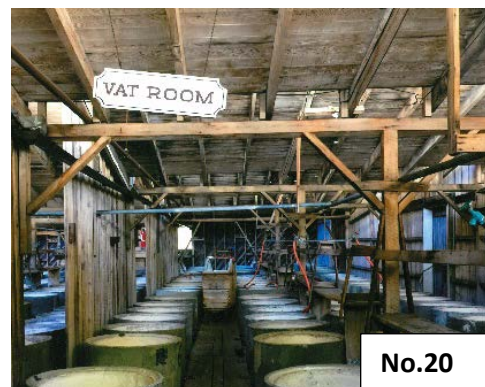
The original grading machine built in 1910 by Clifford C. Graber that standardized the olive canning industry. It is made of wood with string compartments. The machine is no longer in operation but remains in the company's museum.



Graber's Olive Grader

Address: 315 East Fourth Street

This machine was introduced in 1934 as a larger replica of the original grader. The machine is a combination of wood and metal with strings. It has two main sections: the conveyor belt and the grader. Olives are separated into similar size.



Vats

Address: 315 East Fourth Street

This concrete cylindrical, tub-like container with a lid and a drainage hole, is where the olives are placed to get cured. There are approximately 550 Vats in the facility.



Filling Machine

Address: 315 East Fourth Street

This machine, introduced in 1934, is composed of two sections which are a conveyor table and the canning rotary filling wheel. It is where cans are packed with sorted olives.



Panama Paddle Packer

Address: 315 East Fourth Street

The metal machines were introduced in 1934. The machine works with hydraulic pressure to tightly close and seal the olive cans.



Boiler

Address: 315 East Fourth Street

A composition of metal tubes and containers that have been in the company since the 1930s. The boiler serves as the power source for the retorts, a chamber used for distillation or decomposition of substances by using heat to sterilize the olive cans.



Labeling Machine

Address: 315 East Fourth Street

A metal machine that has been used to label all the Graber Olive cans every season, since the 1930s.

Exhibit D: DPR523A and B Records

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D2

Other Listings
Review Code _____

Reviewer _____ Date _____

Page 1 of 15

*Resource Name or #: Graber Olive House Historic District

P1. Other Identifier: Graber Olive House Company

*P2. Location: Not for Publication Unrestricted

*a. County: San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date 2020 T _____ R _____ 1/4 of _____ of Sec _____ S.B. _____ B.M. _____

c. Address 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place City Ontario Zip 91764

d. UTM: (give more than one for large and/or linear resources) Zone 11S, 440280,440330 mE/ 3770830,3770850 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APNs: 1047-543-01, 1047-543-31, 1047-543-30 and 1047-543-20

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

The Graber Olives House Historic District encloses the Graber Olive House Company and the Graber Family residence, the oldest continuously operated business in the City of Ontario. The district is composed of parcels 1047-543-01, 1047-543-31, 1047-543-30, and 1047-543-20 for a total of 2.58 acres of land. The district encloses the main Clifford C. Graber House, still occupied by the Graber family, located at 301 East Fourth Street and the Graber Olive House Company facilities located at 315 East Fourth Street. The company operations also expand to 405 East Fourth Street and 406 East Harvard Place to the east. Access to the District is along East Fourth Street with three entrances: a residential entrance, a front company entrance and a back loading/unloading entrance. The two front entrances are connected via a circled driveway and have an open front yard with a small parking lot around the yard. The loading entrance is located on the eastern side of the District. Overall, the district has a total of 25 historic contributing resources that add to the historical integrity and significance of the District. The contributing historical resources include 11 buildings, 2 landscapes, 4 tree species, and 8 objects that fit into the theme Agriculture and Architecture. The district was evaluated under two significant Sub-themes: 1. Agricultural-Olive Canning Industry from 1894 to the present and 2. Architecture from 1894 to 1975.

(Continued on page 3)

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

HP2. Single family property HP30. Trees/ Vegetation HP4. Ancillary Building
HP6. Commercial Building HP8. Industrial 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, accession#)

View looking north at East Fourth Street showing the front yard and Casa del Olivo at the back.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1894 to Present

*P7. Owner and Address:

Clifford Graber II
301 East 4th Street/P.O. Box 511
Ontario, CA. 91761

*P8. Recorded by: (Name, affiliation, and address)

Monica Carranza/Diane Ayala
Ontario Planning Department
303 East "B" Street
Ontario, CA 91761

*P9. Date Recorded: September 2020

*P10. Survey Type: (Describe) Local District Nomination

*P11. Report Citation: (cite survey report and sources, or enter "none.") DPR. Prepared by City of Ontario. 2020.

*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):

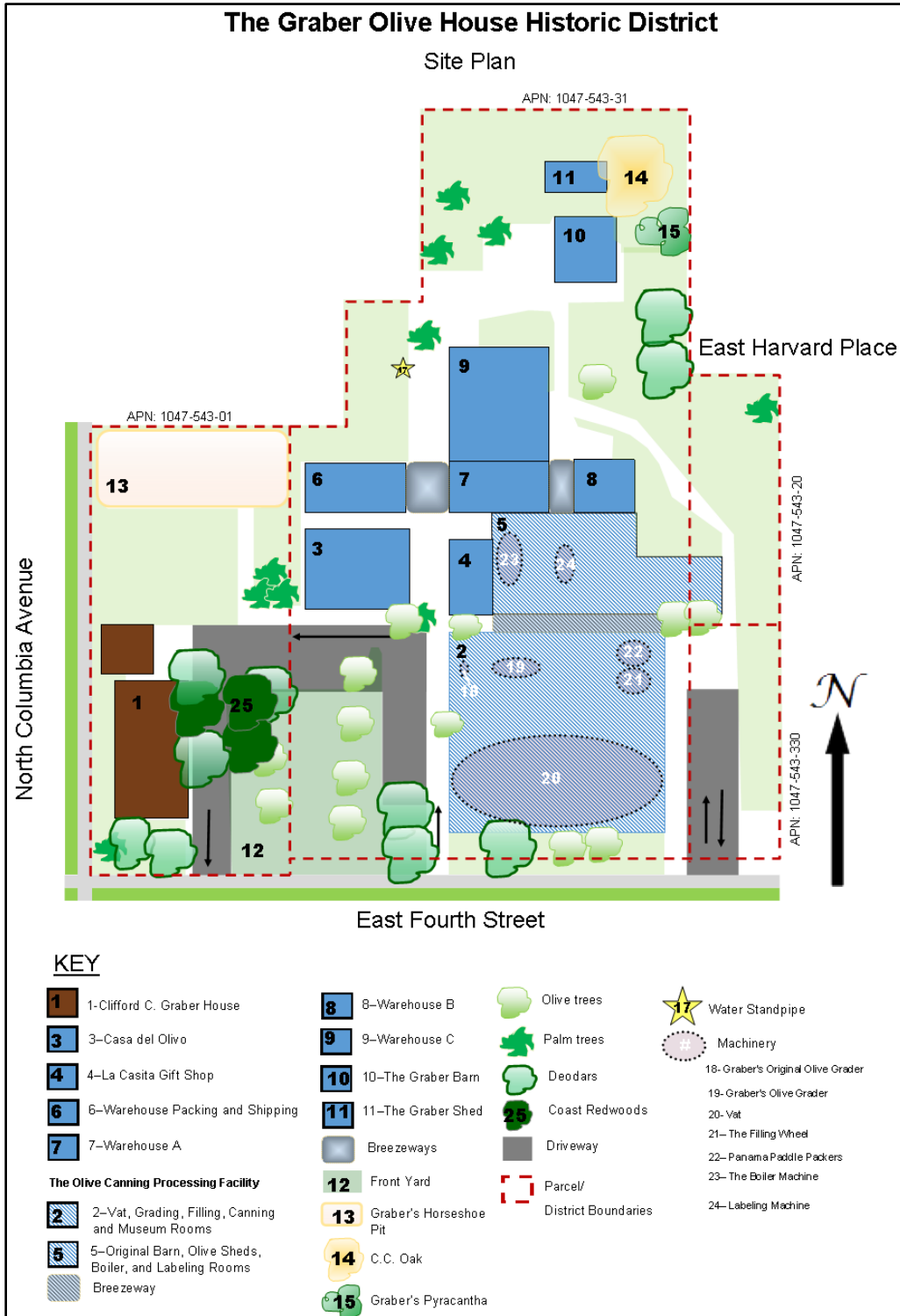
Page 2 of 15
 Recorded by: Monica Carranza/Diane Ayala

*Resource Name or # (Assigned by recorder)

Graber Olive House Historic District

Date: September 2020

Continuation Update



Map showing location of contributing historical resources within the Graber Olive House Historic District.
 Source: City of Ontario, September 2020.

Page 3 of 15 *Resource Name or # (Assigned by recorder) Graber Olive House Historic District
Recorded by: Monica Carranza/Diane Ayala Date: September 2020

Continuation Update

*P3a. Description: (Continued from page 1)

Buildings:

The main buildings in the District include: a single-family residence known as the Clifford C. Graber House, a variation of olive canning processing buildings (8 in total), and two other storage facilities making up the Graber Olives Company for a total of 11 buildings. Built by Clifford C. Graber, in order to expand olive canning production, the original barn and earliest structures are all designed with a rectangular plan layout, board and batten finishes, and simple ornamentation. The early structures house all the packaging and canning activities of the company. The storage facilities are all utilitarian architectural styles, made of concrete castings and is where the olives are stored.

The Clifford C. Graber House (Resource No. 1)

The Clifford C. Graber House is located on the southwestern corner of the Graber Olive House Historic District (Image 1). It is enclosed by a brick wall to the west, a white-picket fence to the south, and open to the Graber Olive House Company to the east and north. The residence was built in 1907 by Clifford C. Graber in the Craftsman Bungalow style for his wife Georgia Belle and family, for all to reside closer to the business operations. Approximately 3,470 square feet, the 2 1/2-story residence is rectangular in plan with a composition shingle covered gable roof with exposed eaves, horizontal wood siding, and a stone (rock) foundation. It features multi-paned double-hung windows, shed-roofed dormer windows, purlins, a brick chimney, two rear balconies and an enclosed front porch. The porch was enclosed sometime before 1934, like many other craftsman bungalow homes in the area. The house has not had major alterations other than electrical and maintenance upgrades throughout the years.

In 1939, a detached three-car garage was constructed just north of the main residence. The garage is accessed via the shared driveway with the Graber Olive House business, along East Fourth Street. The garage features a unique triple-gable roof design with a central front facing gable flanked by two shorter front facing gables. The garage is clad in horizontal wood siding with a composition shingle roof. The residence is a great representation of the early 1900s Craftsman Bungalow style. The overall condition of the buildings is fair, and architectural integrity is high.

The Olive Canning Processing Facility:

Vat, Grading, Filling, Canning, and Museum Rooms (Resource No. 2) and Original Barn, Olive Sheds, Boiler and Labeling Rooms (Resource No. 5)

The Olive Canning Processing Facility is comprised of two buildings (No. 2 and No.5) that are attached via a breezeway. It is here, where all the canning, packaging and sorting of olives occurs and where the growth of the business can be physically noted.

The **Original Barn, with Olive Sheds, Boiler Room, and Labeling Machine Room (Resource No. 5)** is north of building No. 2 (Image 8). The building contains a barn and a series of attached rooms added to the barn as a result of business growth between 1894 to 1906. The one-story building was estimated to have been built from 1894 to 1906 in the Utilitarian architectural style and is approximately 4,000 square feet. It has an overall irregular plan with board and batten exterior and interior siding. The first section constructed was the Original Barn, a board and batten barn, with 2 large barn doors, and a set of 2 central wood panel single hung cased windows on the south façade. On the west façade are wooden barn windows near the top of the barn, which can still be seen in the next room (the labeling room). The Original Barn today is used as a storage room. The other rooms appear to have been constructed at the same time and include the labeling room, boiler room, olive sheds, and office rooms. This was constructed in accordance with the Original Barn style with wood board and batten design, and similar barn doors and openings. This building was used as the main curing and processing rooms from 1894-1934. It was where the Graber's would sell their cured olives straight from the barrel at the early stages of the company.

In 1934, the business expanded with the construction of the **Vat, Grading, Filling, Canning, and Museum rooms (Resource No. 2)**, referred here as Barn 2 (Image 2). Barn 2 is located on the southeast quadrant of the District. It is a one-story board and batten barn structure created to modernize the canning facility. It is square in plan with a stucco finish on the west and south facades. The west elevation has two mosaics depicting farmers picking olives at each side of the museum room's entrance. In 1963 Mrs. Betty Graber converted a portion of non-used space in the Vat Room into a museum room. The north and east facades are of a wood board and batten siding material. It has a saw-tooth roof with an asphalt finish that allows natural light to come through the windows. The interior rooms located inside Barn 2 consist of the olive grading room, the filling and canning rooms, the vat rooms, the museum room and an office room. The spatial layout of the barn shows the 1930s early most advanced methods of canning production and spatial usage within the industry. Today the rooms store all the machinery and are still used for canning and sorting of olives.

(Continued on page 4)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder)

Graber Olive House Historic District

Recorded by: Monica Carranza/Diane Ayala

Date: September 2020

Continuation Update

*P3a. Description: (continued from page 3)

La Casita Gift Shop (Resource No. 4)

La Casita Giftshop is attached to the west side of the Boiler Room of building Resource No. 5 (Image 12). Built in 1962, the one-story, building was constructed in the utilitarian style and is approximately 900 square feet. It is square in plan with a stucco finish and brick-capping trim. It has a flat roof with wood shingles and wooden, and fixed style windows along the west façade. The entry features an incorporated wooden door covered with a small front facing gable patio supported by wood brackets. La Casita Gift Shop features ceramics, art pieces, and a section of food-related accessories for sale. The building provides a vital resource to the sales of the Graber Olives House Company, displaying the final produced Graber Olives cans harvested that season.

Casa del Olivo (Resource No. 3)

The Casa del Olivo is located west of La Casita Gift Shop (Image 11). The one-story, 1,700 square foot building was built in 1965 in the Vernacular/Ranch style. The building is rectangular in plan, has a side gable roof covered in asphalt shingles, is clad in board and batten siding and features wood hung windows. The entry features three front-side French doors. The building has a full width front porch with 5 simple wood stud columns supported by metal t-hardware. The porch is enclosed with a simple metal railing and has two points of access: an ADA ramp and a stair entrance. The porch has tiled flooring joined by red brick closer to the driveway. The building is used for retail sales of olives, other packaged foods, and gifts.

Warehouse Packing and Shipping (Resource No. 6)

The Warehouse Packing and Shipping building (Image 13) is in the northwest quadrant of the District, north of the Casa del Olivo. The 1,540 square foot one-story utilitarian style building was built between the years 1938 to 1946. It is a rectangle plan building with a concrete finish. It has a flat roof with brick cappings. This building is used for storing the sales rooms merchandise and crafting gifts baskets used inside the shop. The overall condition of the building is fair, and architectural integrity is high. The building shows the growth the mail order service sales idea of Clifford C. Graber generated for the Graber Olive House Company.

Warehouse A (Resource No. 7)

Warehouse A is located east of the Warehouse Packing and Shipping building connected by breezeways and behind la Casita Gift Shop (Image 14). Warehouse A is a one-story utilitarian style building, approximately 1,540 square feet, built in the 1930s. It is rectangular in plan with a concrete finish. It has a flat roof with brick siding. The warehouse is used to store olive cans and shipping materials. The building has no windows on the facades. This building was part to the 1930s company expansion and modernization.

Warehouse B (Resource No. 8)

Attached via a breezeway to Warehouse A, Warehouse B stands as a one-story utilitarian style building (Image 15). This warehouse was built around the same time as Warehouse A in the early 1930s indicating that the company saw an increase in product demand during this time. The building is rectangular in plan, approximately 1,230 square feet, with a concrete finish, and has a flat roof and steel awning windows. The warehouse is used for shipping and handling of merchandise during the olive picking season.

Warehouse C (Resource No. 9)

Warehouse C is located north of Warehouse A (Image 16). Warehouse C is approximately 2,950 square feet. It is a one-story utilitarian style building built in 1965. It is a square plan building with a concrete-block finish. It has a flat roof with brick edging. The warehouse is used for shipping and handling of merchandise during the olive picking season.

The Graber's Barn (Resource No. 10)

The Graber Barn is in the northeast quadrant of the District (Image 17). The Graber Barn is a one-story vernacular/ranch style building built before 1938. It is a rectangle-plan building, approximately 650 square feet, with a corrugated metal finish. It has a metal gabled roof. The entry features a corrugated metal vertical rolling door. The building is presumed to house the tools needed for early curing and harvesting of the olives and other tools for the harvesting of oranges and other crops used during the low olive seasons in the early stages of the company and the 1960s. The barn is currently used for storage.

The Graber Shed (Resource No. 11)

The Graber shed (Image 18) is a one-story vernacular/ranch style, approximately 200 square foot building, built before 1938. It is a rectangle-plan with board and batten wood siding. The building has a small porch attached with simple wood columns. The entry features a front carriage style door. The room stores old farming tools that have been in the family for generations.

(Continued on page 5)

Page 5 of 15 *Resource Name or # (Assigned by recorder) Graber Olive House Historic District
Recorded by: Monica Carranza/Diane Ayala Date: September 2020

Continuation Update

*P3a. Description: (Continued from page 4)

Landscapes & Trees

The landscape and trees that are found within the Graber Olive House Historic District form a unique setting within the neighborhood that creates this temporal space away from the city and into a rustic rural area. The following trees and landscapes were identified as significant by staff through a general assessment of trees identified and the research available. A formal survey and assessment for more detailed identification of the flora and fauna found within the District is recommended to gather more information on the district's species. There is a total of 2 landscapes and 4 tree species contributing to the historical integrity of the district as described on the following section. Other trees that are in the property include: Palm Trees, Deodars (*Cedrus deodara*), Camphors (*Cinnamomum camphora*), Pines, Lemon Trees, Orange trees.

Front Yard (Resource No. 12)

The Front Yard of the Graber Olive House Historic District is located along the central southern border of the district along East Fourth Street (Image 19). The yard is enclosed by the driveway access into the property from the east, west and north side. Along the east and north portion of the yard there is a small parking lot. The yard has ivy along the southern border and sidewalk. The yard has two rows of olive trees along the east and west borders. There is also an old olive mill on display at the northwestern corner of the yard. With its grassy, shady qualities, open design, and accessibility, this approximately 10,000 square feet area, is frequently used for picnics. The yard is significant to the district for its association to the company early start as agricultural fields retaining the spatial form and shape of where the crops once lay.

Graber's Horseshoe Pit (Resource No. 13)

Graber's Horseshoe landscape is a horseshoe pit located in the northwestern quadrant of the Graber Olive House Historic District (Image 20). The pit is enclosed by trees and the ground is landscaped with a dirt irregular rectangle with circle pockets where the horseshoes would be placed, surrounded by grassy patches. This environment is used for private active recreation. The spatial dimensions are still the same from the time of the company's original start when the area was covered in orange orchards. A few orange trees are still scattered in the property. This resource is significant in understanding the original landscape of the company, alluding to an area filled with crops that were once planted during the era of agriculture in the College Park neighborhood.

C.C. Oak (Resource No. 14)

The C.C Oak Tree is a Coast Live Oaks (*Quercus agrifolia*) located at the north eastern corner of the property east of the Graber Shed (Image 21). It is believed that this tree is over 100 years old although more research and evaluation needs to be assessed to clearly specify the age of the tree. The mature tree canopy expands over the Graber Barn and shed. More information regarding the history and condition of the tree is needed. This tree is significant to the District for its association to the beginning of the Graber Olive House Company and its association to the Graber family as being one of the first trees to be planted on the property that remains in the District.

Graber's Pyracantha (Resource No. 15)

The Graber's Pyracantha is a large *Pyracantha crenatoserrata* 'Graberi' tree located to the east side of the Graber Barn along the northeastern border of the district (Image 22). The tree is said to have been gifted to the Graber family by Mr. John Armstrong himself from the Armstrong Nursery, another significant business with roots in Ontario. The tree species name was derived in honor of the Graber family. The Graber's Pyracantha is a contributor to the District for its relation to the agricultural business association with the nursery who probably supplied the orange trees that started the Graber Brother's business in 1892 although more research and information needs to be assessed on additional significance of the tree.

Olive Trees at Front yard (Resource No. 16)

The Olive trees located on the Front Yard are given special individual consideration as contributors for they appear to replicate the original olive trees that once covered the front yard as shown on aerial maps from the 1940s (Image 23). Most of them were taken out to give space for the current front yard except for the two rows of trees on the east and west side of the yard.

Coast Redwoods (Resource No. 25)

The Coast Redwoods are located throughout the Graber Olive House Historic District specifically along the south and west portions of the district. They are one of the first tree species to have been planted along the property and the residential area. These trees provide a unique ambiance to the area providing a shady forest like feel.

Objects

The district contains a variety of historic agricultural and machinery objects displayed throughout the property, some still used for olive processing and canning, and others displayed at the museums. Objects include an old Olive Mill at the front yard, a classic truck, the old plowing machine, and several old farm tools. The following are the significant contributing objects found in the district that relate to the Olive Canning Industry:

(Continued on page 6)

*P3a. Description: (continued from page 5)

Water Standpipe (Resource No. 17)

Located north of the warehouse and packaging facility, the water standpipe remains at its original location (Image 24). The Standpipe was used for irrigation, watering the Graber crops, a remnant of the City's earliest water infrastructure. It is a concrete cylinder object with metal brackets on the side. One would have to tap the metal brackets up and water could come out of the holes to the paths that led to the trees, the metal brackets would be pushed down to shut-off the water.

Graber's Original Olive Grader (Resource No. 18)

This machine is found in the small museum located in building Resource No. 2 that Betty Graber opened in 1963 (Image 3). It is the original machine that Clifford C. Graber perfected to create his vision of marketing olives by sizes and in turn standardized the concept of olives being referred by numbers in the olive canning industry. Currently, the machine is only on display, but it is said to be in working conditions if connected to a power source. The machine was built in 1910 using a Ford Model-T motor to power the conveyor belt and move the olives down a platform of strings. The machine was in use until 1934 when a modernized machine took its place.

Graber's Olive Grader (Resource No. 19)

The Graber's Olive Grader machine is in building Resource No. 2 (Image 4). It is a larger, more refined, replica of the 1910 Original Graber Olive Grader. This machine was introduced into the company in 1934 in accordance with Clifford C. Graber's specifications in order to increase production. The machine sorts the picked olives by separating them into different sizes. The mechanism is created of wood and metal. It is composed of two parts 1) a table, where olives are inspected for quality by hand, and 2) a string conveyor belt at the end. The string conveyor belt originally had nylon cables that would direct the olives. It has smaller separations in the beginning, enlarging in size throughout the progression. Olives of similar size fall down the gaps between the strings ending in a wood box full of sorted olives.

Vat (Resource No. 20)

The Vat is a concrete cylindrical, tub-like container (Image 5). It is the most important yet the simplest object in the District for without the Vat the olives would not be cured. It is found in building Resource No. 2 along with 550 other vats in the Vat Room. These containers have a plastic lid and a drainage hole at the bottom. They are used to cure the olives for a three-week period soaking in the secret Graber recipe solution.

The Filling Wheel (Resource No. 21)

The Filling Wheel machine is in the Filling Room in building Resource No.2 (Image 6). The machine was introduced to the company in 1934, purchased from the Continental Can Company. The machine is composed of two sections: a conveyor table and the canning rotary filling wheel. The machine's first part serves as the secondary point of olive quality control. The olives then travel to the filling part of the machine to the rotary center. This rotating wheel has circular perforations along the end where the cans are directed and filled manually.

Panama Paddle Packers (Resource No. 22)

The Panama Paddle Packers are two packaging machines found in building Resource No.2 (Image 7). They were introduced into the company in 1934, along with the other machinery found in the building. The machines retain most of their original parts. They are used yearly to seal all the Graber Olive cans produced. This machine works with hydraulic pressure to close the cans. It has conveyor belts that move the cans and a compartment to place the lids, which are compressed into the can for a secure closure.

The Boiler Machine (Resource No. 23)

Found on the Boiler Room in building Resource No. 5 one can find the Boiler Machine (Image 9). The machine has most of the original parts and is still in working conditions. The boiler machine is connected to retorts, a chamber used for distillation or decomposition of substances by using heat, in order to sterilize the food cans in accordance to FDA regulations. Racks of olive cans are placed into the retorts which are powered by the boiler machine left to simmer for 62 minutes in order to remove any harmful bacteria. The boiler machine has been used since the 1930s.

Labeling Machine (Resource No. 24)

The Labeling Machine is in building Resource No. 5 located in the Labeling Machine Room (Image 10). It is the original machine that has been used to label the Graber Olive House cans since the 1930s. The machine is still working and used every season. The metal machine has different compartments to place the printed labels, a glue holder and the can. The methodology of labeling has not changed. The glue is heated by the machine, the can is placed on the machine's compartment and taken down the belt where a single row of glue dots is applied to the can. Finally, the can is wrapped with the paper label and the can is ready to be sold.

The Graber Olive Historic District exhibits great historical integrity through the buildings, landscapes, and objects that create an original setting showcasing and using the past olive canning techniques. Clifford C. Graber's contribution to the agricultural olive canning industry remain present today with the processing quality, machinery and style that have remain in the Graber Family for generations and continues to do so every olive harvest season.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 15

*NRHP Status Code 5D2, 5S2

*Resource Name or # (Assigned by recorder) Graber Olive House Historic District

B1. Historic Name: The Olive Canning Processing Facility

B2. Common Name: Vat, Grading, Filling, Canning, and Museum Rooms (No. 2) and Original Barn, Olive Sheds, Boiler and Labeling Rooms (No. 5)

B3. Original Use: Barn, Vat Room, Olive Grading Room, Filling, Canning Room

B4. Present Use: Vat Room, Olive Grading Room, Filling, Canning Room, Museum room, office space, Boiler room, labeling room, storage

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations) Building No. 5: Original Barn-1894, additions to barn-1894-1906. Building No.2: constructed 1934. Modification for a small museum in 1963.

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

*B8. Related Features: Building No. 2 has a loading dock and tanks to the east.

B9a. Architect: none b. Builder: None

*B10. Significance: Theme Agricultural Architecture, Agriculture sub-theme: Olive Canning Industry Area: Ontario, California

Period of Significance:	<u>1894- 1975</u>	Property Type:	<u>Processing Barns</u>	Applicable Criteria:	<u>NRHP Criterion A-B, CRHR Criterion 1-2, Local Individual Criteria 3 a-b, d</u>
	<u>1894-Present</u>				

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

The Olive Canning Processing Facility, a set of two buildings (No. 2 and No. 5), was evaluated under the context Olive Canning Industry in Ontario from 1894-present. Building No. 5, made up of the Original Barn, Olive Sheds, Boiler, and Labeling Rooms, is the original facility and location of the canning production for the Graber Olive House Company. Today it houses the machinery for the last steps of the olive canning process. The original boiler machine used for the sterilization of can food is located in the boiler room. In the label machine room, the original labeling machine is used to label the cans produced, finalizing the canning process. Building No. 2, composed of the Vat, Grading, Filling, Canning, and Museum Rooms, was built in 1934 with the most current technology of its time. The building displays a utilitarian barn-like design with an adaptable floor plan showcasing early methods of production and spatial usage within the industry that has not change much since its creation. In addition to the building structure itself, Clifford C. Graber sought to modernize the canning and packaging techniques in order to maximize the business capabilities with the introduction of updated and new machinery in 1934. Mr. Graber modernized his 1910 Original Olive Grader, which had standardized the olive canning industry in the United States by marketing olive size, by bring in an updated grader machine. The building also has: Vats-concrete cylinder like containers for curing, a filling machine and a packaging machine that uses hydraulic compression to tightly sealed filled cans.

(Continuation on page 8)

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

*B12. References:

- Austen, R., & Finegan, W. R. (1990). Ontario: The Model Colony: An Illustrated History (p. 69). Windsor Publications.
- City of Ontario. (1993). Building Department Records. Sign installation permit application.
- City of Ontario. (1994). Building Department Records. Maintenance permit application.
- National Park Service. 1997. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin No. 15. Washington, D.C.

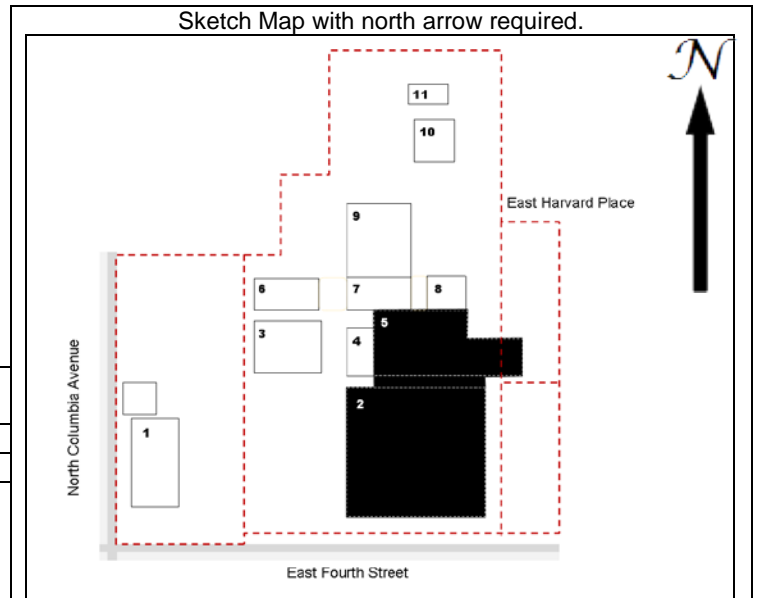
B13. Remarks:

*B14. Monica Carranza/Diane Ayala

Evaluator:

*Date of Evaluation: September 2020

(This space is reserved for official comments)



**BUILDING, STRUCTURE, AND OBJECT RECORD
CONTINUATION SHEET**

Primary # _____

HRI # _____

Page 8 of 15

*Resource Name or # (Assigned by recorder)

Graber Olive House Historic District

Recorded by: Monica Carranza/Diane Ayala

Date: September 2020

Continuation Update

***B10. Significance** (Continued from page 7)

All the machines brought in since 1934 modernization have most of their original parts and are still used every season to can the olives and distribute them globally through the Graber mail order technic that has made the company last for decades. For these reasons, the City of Ontario recommends the Olive Canning Processing Facility eligible for its association with outstanding continuation of olive canning technics under national (Criterion A-B), state (Criterion 1-2), and local Criteria a and d.

The Olive Canning Processing Facility was also evaluated under theme Agricultural Architecture (sub theme Utilitarian Style) in Ontario, 1894-1975. The facility's architectural history begins between 1894 and 1906 with the creation of the original barn (1894) and later additions to the barn with the introduction of the labeling and boiler rooms. This building has a rectangular plan with a stucco finish and board and batten exterior siding. The structure has accessory buildings located inside: an olive sheds, a boiler room, label machine room and office spaces. In 1934, a modernized one-story, utilitarian barn structure developed south of the existing structure as a result of business expansion. This building is square in plan with a stucco finish and board and batten siding. It has a saw-tooth roof with an asphalt finish. The west elevation has two murals depicting farmers picking olives at the entrance of the museum room, it was a portion of the Vat Room that in 1972 was converted by Betty Graber into a museum. The accessory buildings located inside this building consist of the olive grading, filling and canning, vat, museum and office rooms. The historic resource was constructed during the period of significance and retains the essential aspects of integrity. The buildings are a good representation of early Agricultural Architecture. After careful consideration, the City of Ontario recommends the Olive Canning Processing Facility eligible under local Criteria a-b.

Page 9 of 15

*NRHP Status Code 5D2, 5S2

*Resource Name or # (Assigned by recorder) Graber Olive House Historic District

B1. Historic Name: Casa del Olivo

B2. Common Name: Casa del Olivo

B3. Original Use: Shop/showroom

B4. Present Use: Shop/showroom

*B5. Architectural Style: Ranch/Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1965

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

*B8. Related Features: _____

B9a. Architect: Harnish-Morgan and Causey-Architects b. Builder: Unknown

*B10. Significance: Theme Agricultural Architecture, Olive Canning Industry Area: Ontario, California

Period of Significance: 1894- 1975 Property Type: Retail Applicable Criteria: NRHP Criterion A-B, CRHR Criterion 1-2, Local Individual Criteria 3 a-b, d
1894-Present

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

The **Casa del Olivo** was evaluated under theme Agricultural Architecture (sub theme Ranch/ Vernacular) in Ontario, 1894-1975. Casa del Olivo was built in 1965. It is a one-story board and batten building rectangular in plan with a wood finish and trims. It has a gabled side roof with asphalt shingles. It has wood windows and has double-hung panes. The entry features three front-side French doors. The spatial usage is a retail space for the sell ceramics, art pieces, and a selection of food-related accessories. The overall condition of the building is fair, and architectural integrity is high. The historic resource was constructed during the period of significance and retains the essential aspects of integrity. The structure is a good representation of the architectural style and remains as one of its kind for its architectural style in the City of Ontario. After careful consideration, the City of Ontario recommends **La Casa del Olivo** eligible under local Criteria a-b.

The Casa del Olivo was also evaluated under the context Olive Canning Industry in Ontario, 1894-present. The building is a great representation of a sales show room that enhanced the profit of the Graber Olive House Company. It indicates how the company prospered. For these reasons, the resource is eligible for its association with outstanding continuation of olive canning technics under national (Criterion A-B), state (Criterion 1-2), and local Criteria a and b.

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

*B12. References:

- National Park Service. 1997. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin No. 15. Washington, D.C.
- Austen, R., & Finegan, W. R. (1990). *Ontario : The Model Colony : An Illustrated History* (p. 69). Windsor Publications.
- City of Ontario. (1965). Building Department Records. Building Permit and plans.

B13. Remarks: _____

*B14. Evaluator: Monica Carranza/Diane Ayala

*Date of Evaluation: September 2020

(This space is reserved for official comments)

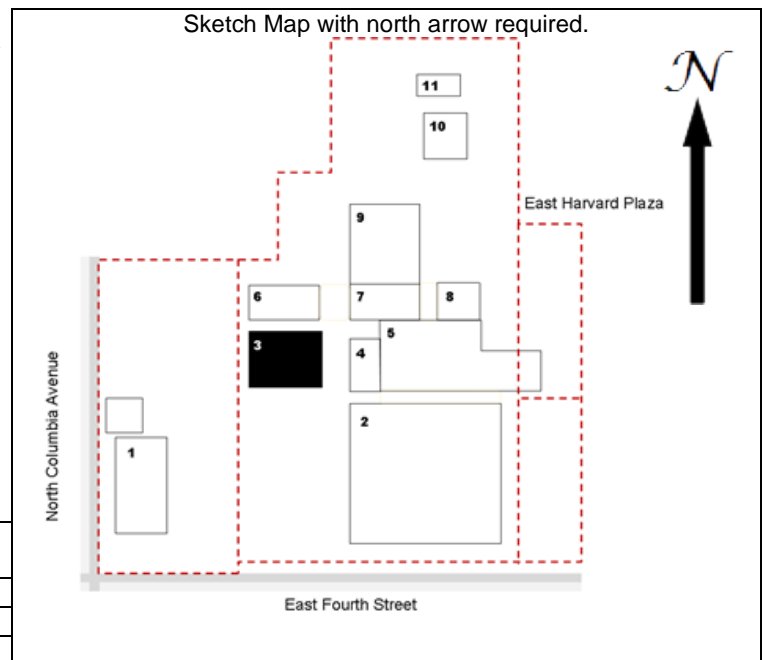




Image 1. View of south elevation of the Clifford C. Graber House (Resource No. 1).



Image 2. View of west elevation of the Vat, Grading, Filling, Canning, and Museum Rooms building (Barn 2) depicting the murals next to the museum entrance (Resource No. 2). This building is a portion of the Olive Canning Processing Facility.



Image 3. Graber's Original Olive Grader (Resource No. 18) found at Museum Room in resource building No. 2.



Image 4. Graber's Olive Grader (Resource No.19), machine located in the Grading Room of resource building No.2.

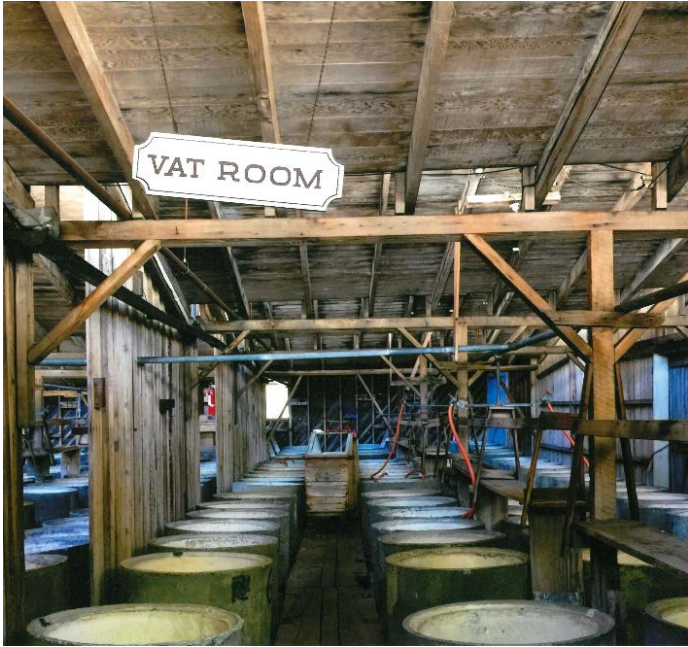


Image 5. A view of the Vats (Resource No. 20) found in the Vat Room of resource No. 2.



Image 6. The Filling Wheel machine (Resource No. 21) located on the Filing Room of resource No. 2.



Image 7. The two Panama Paddle Packers machines (Resource No. 22) located on the Canning Room of building resource No.2.



Image 8. View of south façade of the Original Barn, Olive Sheds, Boiler, and Labeling Rooms building (Resource No. 5). Other portion of the Olive Canning Processing Facility.



Image 9. View of the Boiler Machine (Resource No. 23) located on the Boiler Room of building resource No. 5.



Image 10. View of the Labeling Machine (Resource No. 24) located on the Labeling Room on building resource No. 5.



Image 11. View of southeast elevation of the Casa del Olivo building (Resource No. 3).



Image 12. View of the southwest corner of La Casita Gift Shop building (Resource No. 4).



Image 13. View of northwest corner of the Warehouse Packing and Shipping building (Resource No. 6).



Image 14. View of west elevation of Warehouse A building (Resource No. 7) showing breezeway connection.



Image 15. View of east elevation of Warehouse B building (Resource No. 8).



Image 16. View of west elevation of Warehouse C building (Resource No. 9).

Page 14 of 15 *Resource Name or # (Assigned by recorder) Graber Olive House Historic District
Recorded by: Monica Carranza/Diane Ayala Date: September 2020



Image 17. View of north elevation of the Graber Barn building (Resource No.10).



Image 18. View of the south elevation of the Graber Shed building (Resource No. 11).



Image 19. View of the Front Yard landscape (Resource No. 12).



Image 20. View of Graber's Horseshoe Pit landscape (Resource No. 13).

Page 15 of 15

*Resource Name or # (Assigned by recorder)

Graber Olive House Historic District

Recorded by: Monica Carranza/Diane Ayala

Date: September 2020



Image 21. View of the Coast Live Oak The C.C Oak Tree (Resource No. 14)



Image 22. Image of the Graber's Pyracantha tree located at the northeastern border of the district (Resource No. 15).



Image 23. View of the Olives (Resource No. 16) at Front Yard landscape resource No. 12.



Image 24. View of the water standpipe (Resource No. 17).

Exhibit E: DPR523D District Record

Page 1 of 6

***Resource Name or #:** Graber Olive House Historic District

D1. Historic Name: Graber Olive House Company

D2. Common Name: Same

***D3. Detailed Description:** (Describe overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Graber Olive House Historic District, comprised of the Graber Olive House Company and Graber Family residence, is a unique agricultural olive canning processing facility found within the City of Ontario's College Park Historic neighborhood. There are a total of 25 contributors to the historic district that include a combination of buildings, objects, and natural resources. Building contributors to the district include a Craftsman Bungalow residence constructed in 1907. Contributors include a total of eight buildings built from 1894 to 1965 in the Utilitarian and Vernacular/Ranch style that form the olive canning facilities housing all the processing, packaging, storing, and sales of the Graber Olive Canning Company since its foundation in 1894 to the present. The early contributing buildings were built during early agricultural land use investments within the neighborhood as Ontario's Model Colony was establishing its roots. Two additional small simple wood and metal buildings contributors to the district of Vernacular/Ranch style built before 1938 are located at the north rear of the district. Contributing objects include seven machines used for the olive canning production since 1934 and a water stand pipe used for early crop irrigation. Additionally, a total of five natural resources contributors, four trees (Olives, an Oak, a Pyracantha crenatoserrata, and Coast Redwoods) and two landscapes (a front yard and a horseshoe pit) are found throughout the district creating a unique ambiance and setting.

(Continued on page 2)

***D4. Boundary Description:** (Describe limits of district and attach map showing boundary and district elements.)

The area considered for the Graber Olive House Historic District includes a total of four parcels bounded by East Fourth Street to the south, North Columbia Avenue to the west, and is generally bound by Harvard Place to the north and east.

***D5. Boundary Justification:**

The area considered for the Graber Olive House Historic District encompasses the buildings and landscapes directly associated with the Graber Olive House Company's business operation. The location represents over 100 years of continual production and use for olive canning agricultural techniques during the period of significance, 1894-present. As well as the architectural development of construction since 1894 to 1975.

D6. Significance: Theme Agriculture- Olive Canning Industry, Architecture **Area** Ontario, California, and United States

Period of Significance 1894- Present **Applicable Criteria** NRHP Criterion A-B, CRHR Criterion 1-2, 1894-1975 Local Individual Criteria 3 a-b, d

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The proposed Graber Olive House Historic District has been reviewed under the theme of Agriculture- Olive Canning Industry within the City of Ontario and overall United States, from 1894 to the Present. The historic district history starts as a 10-acre agricultural designated land use subdivision, purchased by brothers Clifford C. and Charles Graber in 1892 who ventured into Ontario's prospering citrus industry. In 1894, Clifford C. Graber opened the Graber Olive House Company, processing and curing olives. Today, the 10 acres of land have been reduced to 2.58 acres, however the original location of the Graber Olive House Company facilities and the Graber family residence are enclosed within the remaining acres, therefore retaining the spatial integrity. The business operation has been in continuance since 1894 and has earned the title of the oldest continuously operated business in Ontario. By 1910 Clifford C. Graber perfected a grader, powered by a Ford Model T motor, that would revolutionize the way the Olive Canning Industry could market and sort its olives. The invention sorted olives by their diameter, ultimately creating standardized sizes in the industry. Graber measured the width of the olive to a sixteenth of an inch and sorted like-sized olives together, selling and marketing his olive cans, with very similar sizes, in a new way within the industry. Clifford C. Graber implemented the new mail-order system in addition to his unique branding, expanding the Graber Olive House Company sales and name throughout the United States and worldwide.

(Continued on page 3)

D7. References (Give full citations including the names and addresses of any informants, where possible.) (Continued on page 4)

***D8. Evaluator:** Monica Carranza/Diane Ayala **Date:** September 2020

Affiliation and Address: Planning Department, City of Ontario, 303 East "B" Street Ontario, California 91764

D3. Detailed Description: (Continued from page 1):

Character- Defining Visual Characteristics

The visual characteristics of the Graber Olive House Historic District are in accordance with the residential development of the College Park Historic District (locally designated in 2000) borrowing from the neighborhoods design and the neighborhood borrowing from the historic districts design. The district is found within the matured tree streetscape historic College Park neighborhood. The district's matured coast redwoods, pines, and palms, morph into the 1920s neighborhood matured tree streetscape, camouflaging the Graber Olive House Company and Graber Family residence into its surroundings. The Graber Olive House Company, founded in 1894 by Clifford C. Graber, is composed of a series of buildings, natural resources, and objects some which predate the 1920s neighborhood development. The district possesses one of the first Craftsman Bungalow residences constructed within the City of Ontario that influenced the popular spread of the Craftsman bungalow style within the neighborhood. Overall, the district is connected via its natural resources and shady open areas. Access to the district is along East Fourth Street via two shared entrance. Components of the district create a unique setting where residential and agricultural light industrial practices have shared space for over 100 years.

Features and Elements

The District consists of three main use sections 1) a Residential, 2) a Relaxation and Exploration and 3) the Graber Olive Production (see Sketch Map on page 5). The first use section is Residential use located on the southwestern corner of the district. The section, depicted in red color, has a total of one historic resource: a 2 ½ story single-family Craftsman Bungalow architectural style residence, the Clifford C. Graber House (Resource No.1), with a detached three car garage and an enclosed front yard. The residence provides a cabin-like feel based on the materiality and design features accentuated by the matured pines that surround and landscape the building.

The second District use section, located along the center and north of the District, is the Relaxation and Exploration containing a total of 8 contributing historic resources. The area contains two landscapes, the Front Yard (Resource No. 12) found along the front of the District along East Fourth Street and Graber's Horseshoe Pit (Resource No. 13) located behind the Graber Residence. The area is also characterized by its a variation and concentration of trees including: Olive, Palm, Deodars, Coast Redwoods, Oranges, Lemons, and Pines. There are 4 contributing tree species found in the area: a set of olive trees (Resource No. 16) planted in rows in the Front Yard, an over 100-year-old C.C. Oak tree (Resource No. 14) located on the northeastern corner of the district, the Graber's Pyracantha (Resource No. 15) also along the northeastern border of the district and a series of Coast Redwoods (Resource No. 25) along the front of the historic district. There is a variation of historical memorabilia such as the Old Olive Mill at the Front Yard, old farming tools, and the Water Standpipe (Resource No. 17). Lastly, this area encircles two significant buildings: the Graber Shed (Resource No. 11) and the Graber Barn (Resource No. 10) both of vernacular/ ranch architectural style.

The last use found within the Graber Olive House Historic District makes up the southeastern portion and is where Graber Olive House Company production occurs. The Graber Olive Production use area is where all the buildings and machinery for the olive canning processing are located. This section has a total of 8 buildings: 4 warehouses (Warehouse Packing and Shipping (Resource No. 6), and Warehouses A- C (Resources No. 7-9)) 2 Production facilities (the Vat, Grading, Filling, Canning, and Museum Rooms (Resource No.2) and the Original Barn, Olive Sheds, Boiler, and Labeling Rooms (Resource No. 5)) and 2 sales/retail buildings (Casa del Olivo (Resource No. 3) and La Casita Gift Shop (Resource No. 4)). Much of these buildings are of a utilitarian architectural style, appropriate for the office commercial, general commercial, and light industrial uses practiced. Other uses include a museum, gift shop, and sales room. They are all single-story buildings with simple ornamentation. Additionally, this section houses the historical machinery, consisting of 7 machines that are used every canning season. All the machinery presently used has been in the district since the 1930s. They were acquired from the Continental Can Company, and most still retain their original parts with a few replacement parts due to the constant usage of the machines. These machines are: the Graber's Olive Grader (No. 19), the Vats (Resource No. 20), the Filling Wheel (Resource No. 21), the Panama Paddle Packets (Resource No. 22), the Boiler Machine (Resource No. 23), and the Labeling Machine (Resource No. 24). The museum located on building Resource No. 2 also includes the Original Graber Olive Grader (Resource No. 18), which standardized diameter olive sizes as a marketable olive recognition in addition to the already established jumbo and colossal labels within the Olive Canning industry in the United States.

The 2.58 acres of land that form the Graber Olive House Historic District hold a space that has adapted and molded with the surrounding neighborhood creating a unique space that has retain its integrity as an olive processing canning company for more than 100 years and continues to do so within a residential neighborhood. The once crop fields have adapted into landscapes and natural pockets that interconnect the residential and business portions. The connection of interchangeability created a space that merges the residential and

(Continued on page 3)

Page 4 of 6

*Resource Name or # (Assigned by recorder)

Graber Olive House Historic District

Recorded by: Monica Carranza/Diane Ayala

Date: September 2020

D6. Significance: (Continued from page 3):

vision of a grader that could sort olives by diameter sizes. The Original Olive Grader (Resource No. 18) machine standardized the olive canning industry marketing by using numbers variations based on the olives diameter 10", 12", and 16" instead of labels such as "jumbo" or "colossal." Olives were now being canned with olives uniformly of same size. Clifford C. Graber also introduced a mailing order system to sell the olive cans to people from all over the region and beyond. Mr. Graber decided to focus solely on the company in 1929, putting all his effort and time to making the company prosper. During this time period, as the neighborhood around changed into a residential one departing from its agricultural origins, the Graber Olive House Company retained its integrity. A total of four buildings, two warehouses (Resource Nos. 7 and 8) showing the expansion of the mail order services and two other buildings for farm tools (Resource Nos. 10 and 11) were constructed.

Between 1934 to the Present, the Graber Olive House Historic District has seen the Graber Olive's Modernization. In 1934 Clifford C. Graber decided to modernize the Graber Olive House Company by expanding the processing facilities through the construction of a new building (Resource No. 2) and introducing one of the most modern packaging and sorting canning machinery (Resources Nos. 19-24). Allowing cans to be labeled faster and expanding their mail-order system internationally. A purchase of olive fields in Hemet, CA increased the olive quantities processed in order to supply the increasing demand and popularity of the olives as they began being added to the American diet. By the 1940s most of the orange fields were replaced by two landscapes (Resources Nos. 12-13) emphasizing relaxation and recreation space that closely assimilated to the new neighborhoods open yards. New uses were introduced by Clifford's son Robert Graber I and his wife Betty Graber to the company, such as specific retail spaces and a small museum room attracting tourists from all over for a unique experience in buying olives. The Graber Olive House Company transferred their crop production from Hemet to the City of Lindsay in the Central Valley after a drought in the 1960s. In the 1960s the last buildings were constructed (Resources Nos. 3,4,6, and 9) finalizing the built landscape expansion of the company and the historic district. Today Robert's son Clifford II and Grandson Robert II run the company and continue the Graber Olive House Company legacy.

D7. References (Give full citations including the names and addresses of any informants, where possible.): (Continued from page 1):

Austen, R., & Finegan, W. R. (1990). Ontario : The Model Colony : An Illustrated History (p. 69). Windsor Publications.

Boriss, H. (2016, May). Olives | Agricultural Marketing Resource Center. Www.Agmrc.Org. <https://www.agmrc.org/commodities-products/fruits/olives>

Cenicola, T. (2000, October 1). The Perfect Intermission. The New York Times.

City of Ontario. (1984). Department of Parks and Recreation: Historic Resources Inventory for Graber's Olive House.

City of Ontario. (1993). Building Department Records. Sign installation permit application.

City of Ontario. (1994). Building Department Records. Maintenance permit application.

Graber Olive House. (n.d.-a). Enjoy Visiting and Shopping at the Historic Olive House.

Graber Olive House. (n.d.-b). Graber Olive House. History of foundation of company.

Graber Olive House. (n.d.-c). "Just the Facts....." Company's timeline.

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Pifer, M.-M. (n.d.). The C.C. Graber Co.

Pricer, J. L. (n.d.). Graber Olive House does it by hand. The Desert Sun.

Schaaf, M. (1984, September 5). A Family With Olives in the Blood. Los Angeles Times.

Schwartz, P. E. (2000, November 12). Olive cannery holds history of Ontario. The Press-Enterprise.

<https://www.youtube.com/watch?v=T4TIZ7TeLmA-> video on machinery information

The Graber Olive House Historic District

General Use Site Plan



KEY

 Residential	 Relaxation and Exploration	 Graber Olive Production
Historical Resource		
 1-Clifford C. Graber House	 10-The Graber Barn 11-The Graber Shed 12- Front Yard 13- Graber's Horseshoe Pit 14- C.C. Oak 15- Graber's Pyracantha 16- Olive trees 17-Water Standpipe 25- Coast Redwoods	 2-Vat, Grading, Filling, Canning, and Museum Rooms 3-Casa del Olivo 4-La Casta Gift Shop 5-Original Barn, Olive Sheds, Boiler, and Labeling Rooms 6-Warehouse Packing and Shipping 7-Warehouse A 8-Warehouse B 9-Warehouse C 18- Graber's Original Olive Grader 19- Graber's Olive Grader 20-Vat 21- The Filling Wheel 22- Panama Paddle Packers 23- The Boiler Machine 24- Labeling Machine
 Parcel/District Boundaries		
(301) Street Address		

Sketch Map of the Graber Olive House Historic District showing Section areas and location of Historical contributors to the district.
 Source: City of Ontario September 2020.

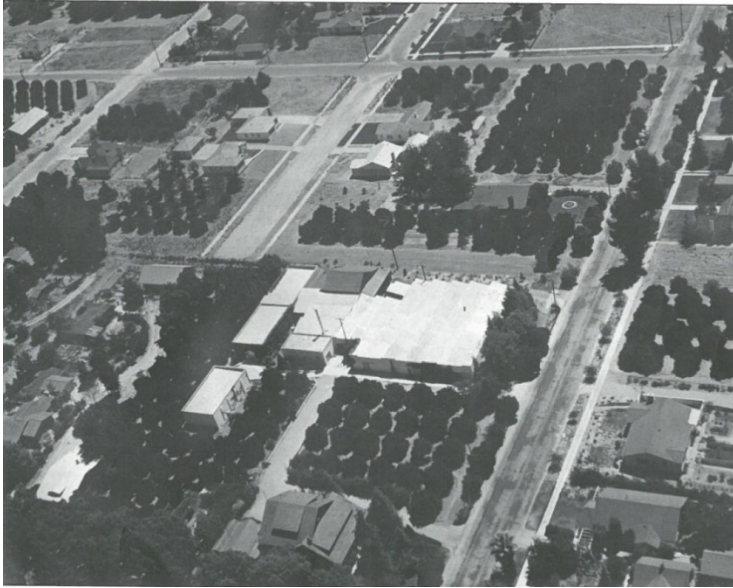


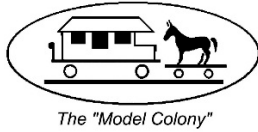
Image 1. Aerial Picture of the Graber Olive House Company in the 1940s, looking to the east. The area shows how the front yard was covered in crops. [in Model Colony Room clipping files]



Image 2. Graber Olives Advertisement.



Image 27. Employee hand picking Olives, 1960s [in Model Colony Room clipping files].



Historic Preservation Subcommittee

September 10, 2020

DECISION NO:

FILE NO: PHP20-006

DESCRIPTION: A request for a Tier Determination for the proposed Graber Olive House Historic District, a Contributor within the designated College Park Historic District, located at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place within the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. (APN No(s): 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20); **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 Tier Determinations of the proposed Graber Olive House Historic District, File No. PHP20-006, upon property owner initiation of a local historic district designation request, File No: PHP18-028, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The proposed Graber Olive House Historic District is comprised of 25 historic resources located within an established single-family residential neighborhood in the designated College Park Historic District. The proposed Project is comprised of a total of 2.58 acres of land within 4 parcels (APNs): 1047-543-01, 1047-543-30, 1047-543-31, and 1047-543-20) located at the northeast corner of Fourth Street and North Columbia Avenue. The Project is mainly characterized by its natural elements (6 resources), buildings (11 resources), and objects (8 resources) that contribute to the unique essence of the place and its relation to the Olive Canning Industry from 1894-present. The architectural styles represent the agrarian architecture from 1894 to 1975 and include: Utilitarian, Vernacular/Ranch, and Craftsman Bungalow with diverse usages such as residential, light commercial, office, and retail. The natural resources are a combination of significant trees and large landscapes. The objects found within the Project are variation of 1930s sorting, packing, and canning machinery still used, as well as historical farming and early olive canning artifacts. The Graber Olive House Company has been in business in Ontario since 1894 selling olives, revolutionizing new ways to market the olive industry by standardizing the olive sizes based on olive diameter numbers. As one of the oldest remaining business in Ontario, the Graber Olive House Company continues its legacy with the next Graber generation.

(2) Project 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 historic landmark or district designations and when determining eligibility to the Ontario Register. Resources, individually or contributing to a district, could be determined to have different levels of Tier Determination based upon the historical significance or relation of such resource within a historical topic or time period. For instance, the proposed Graber Olive House Historic District has the Clifford C. Graber House, resource No. 1, as a contributing resource which has other tier determinations based on different historical topics/theme. The Clifford C. Graber House being also a contributing resource to the existing College Park Historic District which was determined a Tier I in 2000, automatically acquires the Tier I designation in association with the 1920s development of that residential area and its architecture influence. Additionally, the Clifford C. Graber House also has been designated as a Tier I resource for its individual architectural and historic contribution to the City of Ontario. Therefore, the proposed Tier I designation for the Graber Olive House Historic District will also be an additional Tier I designation to the Clifford C. Graber House for its association in relation to the Olive Canning Industry.

(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 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 Graber Olive House Historic District and is attached to this report in Exhibit A: Tier Determination. Staff recommends the historic resource is designated a Tier I Historic Resource as it meets the Tier I 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 proposed; 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 September 10, 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 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) The proposed Graber Olive House Historic District meets the Tier I criteria as identified in the attached Tier Determination record (Exhibit A).

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 10th day of September 2020.

Historic Preservation Subcommittee

Exhibit A: Tier Determination Form

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: September 10, 2020

Location: 301, 315, and 405
East Fourth Street &
406 East Harvard Place

Historic Name: Graber Olive House
Historic District
(Proposed Historic District)

APN(s): 1047-543-01, 1047-543-31,
1047-543-330, and 1047-53-20

Decision Date: September 10, 2020

File No.:

Decision Making Body: HPSC

Tier Determination: I

Current Historic Status: Contributing & Non-Contributing properties

Site Description:

The proposed Graber Olive House Historic District (“District”) is comprised of 4 parcels for a total of 2.58 acres of land within the designated College Park Historic District, a residential neighborhood developed in the 1920s characterized for its mature treescapes and impressive architectural styles such as Craftsman Bungalow, Colonial Revival, Prairie, Ranch, and Tudor. The proposed Graber Olive House Historic District is made up of the Graber Olive House Company (located at 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place) and the Graber’s Family main residence (located at 301 East Fourth Street), both predating the residential development significant to the College Park Historic District. The Graber Olive House Company, founded by Clifford C. Graber in 1894, is one of the oldest continuing olive canneries found in the United States. The Graber Olive House Company operation encompasses a total of 10 buildings, 8 objects, 4 trees (Olives, Oaks, Graber’s Pyracantha and Coast Redwoods), and 2 additional natural landscape resources of historical significance shared with the adjacent Graber Family residential property. The shared historical resources located at 301 East Fourth Street include the Craftsman Bungalow residential house, and an additional landscape at the rear of the property. Overall, a total of 25 contributing resources are found within the proposed Graber Olive House Historic District.

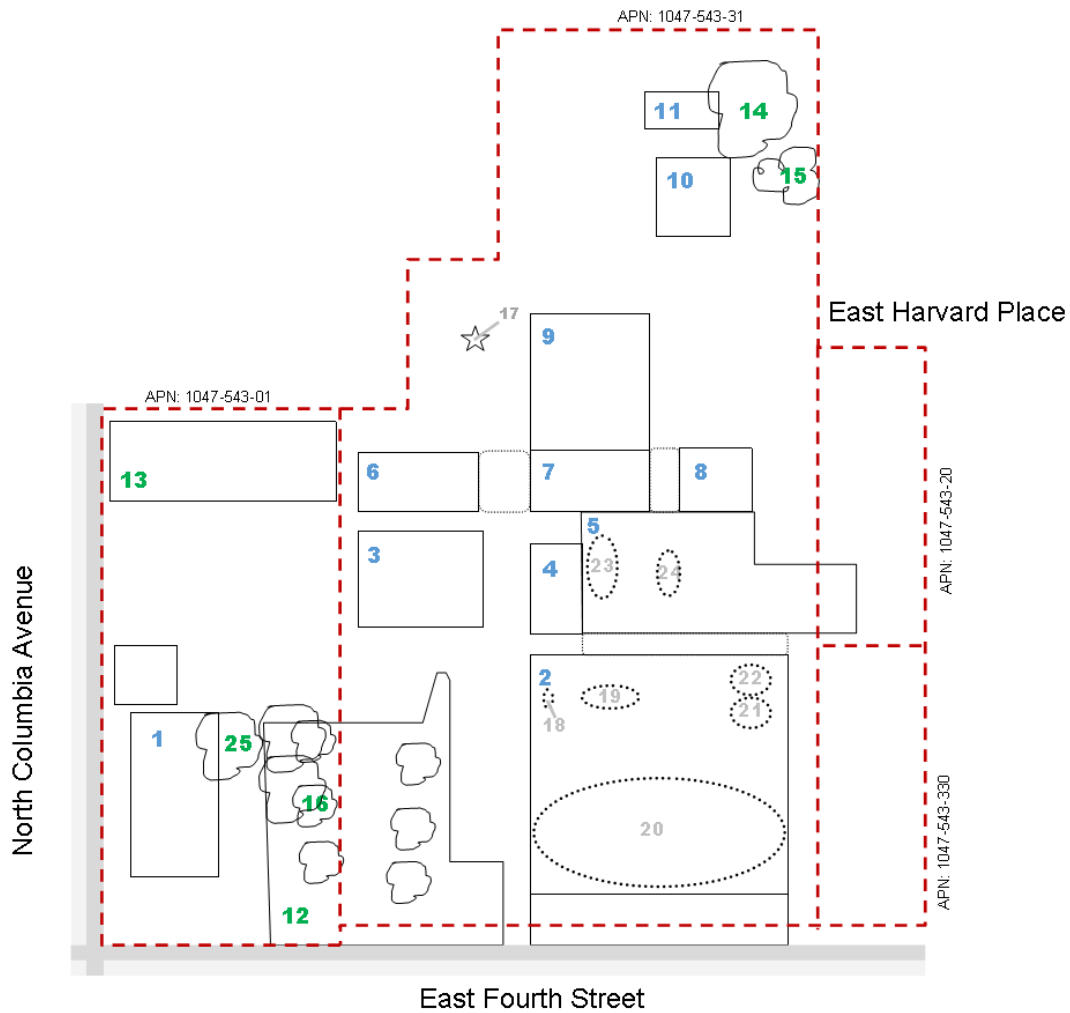
The District, along with its 25 contributing resources, includes a variation of plants and trees that create a unique ambiance when on the premises. The front entrance to the proposed historic district has an open front yard (Resource No. 12), with the main Graber Family residence (Resource No.1) to the west and the building’s associated with the business operation on the north and east side. A small road and parking section encircle the green grassy front yard. A driveway leading to a loading dock is located on the eastern side of the District where trucks pick up and drop off the olives. The District is intertwined and connected between the natural and built environment thorough the small breezeways and green spaces. Old farming artifacts are displayed around the property adding to the landscape. Walking within the District is like walking back in time to the beginnings of the agricultural canning facilities with its 1930s machinery (used every season), spatial usages, and other relics.



For over 100 years the Graber Olive House Company, has been a resilient family business in the City of Ontario adopting and evolving with time, yet maintaining the family-center business approach. It still has the same traditional standards and work methods as its beginnings, pulling people from all over for a tour or a taste for the olives.

The Graber Olive House Historic District

Resource Site Plan



KEY

Historical Resource		
Natural	Object	Building
12- Front Yard 13- Graber's Horseshoe Pit 14- C. C. Oak 15- Graber's Pyracantha 16- Olive trees 25- Coast Redwoods	17- Water Standpipe 18- Graber's Original Olive Grader 19- Graber's Olive Grader 20- Vat 21- The Filling Wheel 22- Panama Paddle Packers 23- The Boiler Machine 24- Labeling Machine	1- Clifford C. Graber House 2- Vat, Grading, Filling, Canning, and Museum Rooms 3- Casa del Olivo 4- La Casta Gift Shop 5- Original Barn, Olive Sheds, Boiler, and Labeling Rooms 6- Warehouse Packing and Shipping 7- Warehouse A 8- Warehouse B 9- Warehouse C 10- The Graber Barn 11- The Graber Shed
[Dashed Red Line] Parcel/District Boundaries		

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:
- The properties are listed on the Ontario Register Resources and meet at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - Contributing structures in a district, in which 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 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 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 Graber Olive House Historic District exemplifies early agricultural canning architectural styles and spatial usage of the canning industry throughout the United States from 1894 to 1975, specifically within the City of Ontario. The total of 11 buildings presented within the District display architectural features and characteristics of how the canneries looked at their early stages of the industry. Currently, the Graber Olive House Company stands as one of the last, oldest and remaining olive canneries found in the United States.

The architectural styles present in the District are Utilitarian, Vernacular/Ranch, and Craftsman Bungalow. The Utilitarian style is the most common style, with a total of 7 buildings (Nos. 2-3, 5-9), making up all the processing and storage facilities. They are all one-story buildings with simple facades, rectangular or squared plans, and constructed with simple materials such as wood, concrete, and stucco. Their decorations are simple with a board and batten façades, asphalt roofs, or brick capping trim. The buildings are typically divided into multiple rooms showing the growth of the company and providing a flexible spatial usage for production, storing, or retail necessities as seem fit.

There is a total of 3 Vernacular/Ranch Style buildings in the District (Nos. 3, 10, & 11). Like the Utilitarian style, they are all one story with square or rectangular plans. They are constructed with board and batten wood or corrugated metal. They have modest finishes such as simple beam porches, wood windows, or carriage style doors.

The last style is the Craftsman Bungalow with a total of 1 building (No. 1). The building although not in direct relation to canning processes and facility is significant for its association with the owner and its unique architectural integrity for it is also one of the first and last remaining structures of its kind. The house is 2 ½- stories tall, it has an enclosed front porch, two rear balconies, a unique three-car garage with high front-facing gable flanked with two shorter facing gables, exposed rafter tails, large porches, rock foundation, exposed wood beams, and exposed attic vents. The building is a great architectural example of the type of housing important to agricultural entrepreneurs, like Clifford C. Graber, constructed to remain close to their business operations. This house has minimal to no alterations and has high integrity.

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 proposed Graber Olive House Historic District is associated with Clifford C. Graber, founder of the Graber Olive House Company. In 1910, Clifford C. Graber invented a perfect grader that sorted olives by their diameter. The grader was designed to be powered by a Ford Model T motor. At the time, this machine was a revolutionary feat as at time, olives were not sorted and sold by size. Mr. Graber measured the width of the olive to a sixteenth of an inch and sorted like-sized olives together, creating a new standardization of the Olive in the U.S. The original machine remains on the property, with a replica still in operation today since the 1930s. Currently, the grader sorts over 1 million olives in one day. In addition of being an inventor, Clifford C. Graber served on the Ontario City Council from 1918 to 1925 and was member to the Chaffey High School Board of Trustees. Through his contributions to the Chaffey High School, the High School stadium was named after him. Mr. Graber died in 1955 and is one of Ontario's true pioneers. The Graber's were one of the first families to acquire land from the Chaffey Brothers, they worked to create one of the oldest olive canning companies in the U.S. Currently, Graber's olives are cured using the secret family recipe developed by Clifford C. Graber. The olives are canned, labeled, and sold worldwide. The Graber Olive House Historic District exhibits the history of the Graber family and the oldest continuously operated business in Ontario, which is still family-owned and in business today, since 1894.