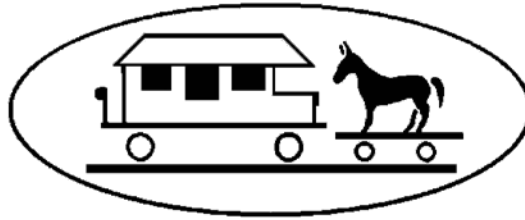


Historic Ontario



The "Model Colony"

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

AGENDA

September 13, 2018

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

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of August 9, 2018, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-021**: A request to remove a single family residence (Eligible Historic Resource), from the Ontario Register of Historic Resources located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0108-404-01 and 0108-461-05); **Submitted by: Peter K. Chang. Continued from August 9, 2018 meeting.**

1. CEQA Determination

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

2. File No. PHP18-021 (Request for Removal)

Motion to Approve/Deny

DISCUSSION ITEMS:

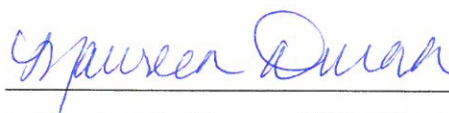
1. **Historic District Street Trees**
2. **ADA ramp at CCMA**
3. **Ontario Festival of the Arts, September 15, 2018**

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 11, 2018.

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 10, 2018**, 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

Historic Preservation Subcommittee

Minutes

August 9, 2018

REGULAR MEETING: Conference Room 5, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, at 5:40 PM.

BOARD MEMBERS PRESENT

Richard Delman, Planning/Historic Preservation Commission Chairman
Robert Gregorek, Planning/Historic Preservation Commission Member
Jim Willoughby, Planning/Historic Preservation Commission Member, Historic Preservation Subcommittee Chairman

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Cathy Wahlstrom, Planning Director
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

There were no members of the public present

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the April 12, 2018 meeting of the Historic Preservation Subcommittee was made by Mr. Delman and seconded by Mr. Gregorek; and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-021:** A request to remove an approximately 2,700 square foot, one and one-half story single family residence (Eligible Historic Resource), from the Ontario Register of Historic Resources located at 1316 East Seventh Street and 1650 North Grove Avenue within the LDR5 (Low Density Residential) zoning district. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APNs: 0108-404-01 and 0108-461-05); **Submitted by: Peter K. Chang.**

Elly Antuna, Assistant Planner stated that this item would be continued until the September 13, 2018 meeting.

- C. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-022:** A request to remove a 1,975 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 220 and 222 West Holt Boulevard within the MU-1 (Downtown Mixed-Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-563-10 and 1048-563-09); **City initiated.**
- D. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-023:** A request to remove an 8,900 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 221 and 225 West Holt Boulevard within the MU-1 (Downtown Mixed-Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-055-01); **City initiated.**
- E. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-024:** A request to remove a 5,300 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 517 West Holt Boulevard within the MU-1 (Downtown Mixed Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-021-15); **City initiated.**
- F. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-025:** A request to remove a 2,910 square foot, one-story commercial building (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 561 West Holt Boulevard within the MU-1 (Downtown Mixed Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-021-07); **City initiated.**
- G. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER REVIEW FOR FILE NO. PHP18-026:** A request to remove a 1,800 square foot, one-story single family residence (Eligible Historic Resources) from the Ontario Register of Historic Resources located at 729 West Holt Boulevard within the CC (Community Commercial) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1049-012-01); **City initiated.**

Ms. Antuna stated that the staff reports for File Nos. PHP18-022 through PHP18-026 would be presented together. The removals are a continuation of the survey efforts along Holt Boulevard. Due to the lack of distinguishing architectural features and lack of association with any person or business of local, state, or national importance, staff recommends the commercial building are removed from the Ontario Register of Historic Resources. The residential building located at 729 West Holt Boulevard has undergone several alterations, that along with the commercial surroundings, has resulted in a building that is void of the association and feeling of the original residence. Staff recommends the residential building is removed from the Ontario Register of Historic Resources.

Motion to approve **File No. PHP18-022** was made by Mr. Gregorek; seconded by Mr. Delman, and approved unanimously by those present (3-0).

Motion to approve **File No. PHP18-023** was made by Mr. Delman; seconded by Mr. Gregorek, and approved unanimously by those present (3-0).

Motion to approve **File No. PHP18-024** was made by Mr. Gregorek; seconded by Mr. Delman, and approved unanimously by those present (3-0).

Motion to approve **File No. PHP18-025** was made by Mr. Delman; seconded by Mr. Gregorek, and approved unanimously by those present (3-0).

Motion to approve **File No. PHP18-026** was made by Mr. Gregorek; seconded by Mr. Delman, and approved unanimously by those present (3-0).

DISCUSSION ITEMS

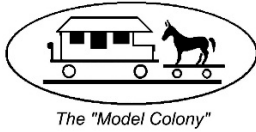
1. **Master Street Tree Plan in designated Historic Districts.** Ms. Wahlstrom stated that this discussion item would be continued to the September 13, 2018 HPSC meeting.
2. **Ontario Festival of the Arts on September 15, 2018.** Ms. Antuna shared flyers for the upcoming Ontario Festival of the Arts with the HPSC. Ms. Antuna stated that the Planning Department would be a participant that day. If the HPSC knows of any artists that are interested in participating they should connect them with Nancy DeDiemar.
3. **Chaffey Community Museum of Art ADA Ramp.** Ms. Wahlstrom shared with the HPSC several concepts for the installation of an ADA ramp in front of the Chaffey Community Museum of Art. The ramp will not be constructed in time for the Ontario Festival of the Arts as was originally intended. Ms. Wahlstrom stated that elevations would be provided at Planning Commission briefing.
4. **Graber Olive House.** Ms. Wahlstrom stated that she met with Cliff Graber, the owner of Graber Olive's, to discuss designating the properties at 301, 315, 405 and 406 East Fourth Street. Mr. Graber submitted a Local Landmark designation application for the Graber Family House at 301 East Fourth Street and a Historic District designation application for all the properties directly associated with the Graber Olive business operation.

There being no further business, the meeting was adjourned at 6:32 PM.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

September 13, 2018

DECISION NO.:

FILE NO.: PHP18-021

DESCRIPTION: A request to remove a single family residence (Eligible Historic Resource), located at 1316 East Seventh Street and 1650 North Grove Avenue, from the Ontario Register of Historic Resources. (APNs: 0108-404-01 and 0108-461-05); **submitted by Peter Chang.**

PART I: BACKGROUND & ANALYSIS

PETER CHANG, (herein after referred to as "Applicant") has filed an application requesting approval to remove an Eligible Historic Resource from the Ontario Register of Historic Resources, File No. PHP18-021, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.56 acres of land and contains one single-family residence, two detached accessory residential structures and a commercial building, and is depicted in *Exhibit A: Project Location Map*, attached.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic resources. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code.

(3) Architectural Description: The two-story single family residence was constructed in 1909 (est.) and is listed as an Eligible Historic Resource in the Ontario Register of Historic Resources. The residence was built in the early Craftsman style of architecture and is depicted in *Exhibit B: Site Photographs*. The approximately 2,700 square foot residence was originally rectangular in plan, and features a regular pitch side-gabled roof covered in composition shingles with triangular braces in the gable ends. The house is clad in narrow horizontal wood siding, has a gable dormer on the primary and rear façade, and a wraparound curved front porch. The front porch is supported by a low rock wall with 7 square rock columns. The residence has a rock foundation and a rock chimney is featured on the east façade. The house has numerous windows that have

been replaced with a mix of hung and slider vinyl windows. The original window openings and wood trim have not been altered.

An approximately 220 square foot rectangular addition was constructed at the rear of the residence sometime between 1948 and 1959. The addition has a regular pitch, rear facing gabled roof, is clad in horizontal wood siding, and sits on a rock foundation. A permit was issued in 1966 to remodel the kitchen and to enclose a portion of the wraparound porch. Historic aerials indicate that the two existing detached accessory structures including a garage and a shed at the rear (south) of the residential structure were constructed between 1948 and 1959, replacing two original detached structures. The detached structures are square shaped in plan and are covered in horizontal wood siding to match the house. The residence is located at the center of a large lot, is setback over 150 feet from East Seventh Street and is partially obscured by mature and overgrown landscaping.

An approximately 1,300 square foot commercial building is located on the west side of the lot, and is accessed from North Grove Avenue. The building is rectangular in plan, has a flat roof, with the roof extending into patio covers on the southern half of the building, creating a T-shape. The patio cover on the west side is used as a carport for the drive thru market. The Musser's owned and operated the convenience market as one of their drive-in dairies in which they sold their dairy products since at least 1959.

(4) History: The residence was one of the first in this area of the City, and was originally surrounded by orchards and other agricultural land. During the 1950s as land values and the demand for housing rose the surrounding area began to rapidly develop with single-family residences. The orchards and agricultural land were eventually replaced with single-family residences by the 1970s. The Craftsman style residence is the only remaining evidence of the areas agricultural past.

The residence was originally the home of Herb Mashburn, an orange grower. In 1926, C.S. Musser purchased the house and adjoining acreage, including 5 acres where Will Yellis had started a dairy in 1924. C.S. Musser's son, Harold C. Musser, occupied the house; his brother Alvin and C.S. each occupied other houses located east of this one on Seventh Street. Harold C. Musser is recorded as owner of the property until 1983, at which time the current property owners acquired the property. Musser passed away in November that same year.

C.S. Musser came from Idaho to the Ontario/Upland area in the 1920s. After making some money tending citrus and selling extra milk from their second cow, the family bought this property in 1924 and an additional 25 acres in 1934 for the Shady Grove Dairy. C.S. Musser, was one of two charter board members for the Dairymen's Service association formed in 1933. Over the years, under the Musser family's charge, the herd grew to hundreds of registered Holstein cows producing award-winning milk. The Shady Grove Dairy operated at this location until the Musser's felt urban encroachment and relocated the dairy to 13485 South Bon View (Ontario Ranch). Shady Grove Dairy became Ontario's largest, family-owned dairy featuring a complete line of quality dairy products.

The family-run dairy produced and sold dairy products until the late 1970s, at which time the company transitioned to producing dairy products exclusively. Shady Grove Dairies ceased business operations sometime in the early 2000s.

(5) Evaluation: The historic resource is a fine example of the early Craftsman style of architecture and remains largely intact. The window replacements, partial enclosure of the front porch, and addition at the rear do not detract from the historic character of the resource and are easily reversible. The Craftsman residence represents the earliest beginnings of the dairy industry in the City of Ontario and is directly associated with Shady Grove Dairies and the Musser family who have made a significant contribution to Ontario's dairy industry. The commercial building (convenience market) contributes to the historic significance of the site and its past association with the Shady Grove Dairy. The two detached accessory residential structures do not contribute to the historic significance of the site as they were constructed around the time the dairy operation moved from this location, and therefore are not associated with the dairy operations. It is recommended that the request for removal be denied and that the Craftsman residence and commercial building remain on the Ontario Register of Historic Resources.

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, 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 13, 2018, 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; 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 historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of constructions.* The historic resource is a fine example of the early Craftsman style of architecture which is evidenced by the survival of the building's character-defining features, such as the horizontal wood siding, wide open eaves and exposed rafters, large gable style dormer, rock wraparound front porch, chimney and foundation. The window replacements, partial enclosure of the front porch, and addition at the rear do not detract from the historic character of the resource and are easily reversible. The Craftsman residence represents the earliest beginnings of the dairy industry in the City of Ontario.

(2) *The resource is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, State or Nation.* Harold C. Musser and his family have made significant contributions to both the City's and County's dairy industry. The Musser family owned and operated Shady Grove Dairies from the 1920s until the early 2000s. C.S. Musser, Harold C. Musser's father, was one of the first two charter board members of the Dairymen's Service association. John Alvin Musser, Harold's brother, served on the San Bernardino Farm Bureau board for 36 years and served as chairman of the State Dairy Herd Improvement Association.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby denies 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 13th day of September, 2018.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

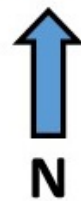


Exhibit B: Site Photographs



View looking southeast



View looking south

Exhibit B: Site Photographs Continued



View looking southeast



View looking southwest

Exhibit B: Site Photographs Continued



Rear addition, view looking northwest



Convenience market, view looking southwest