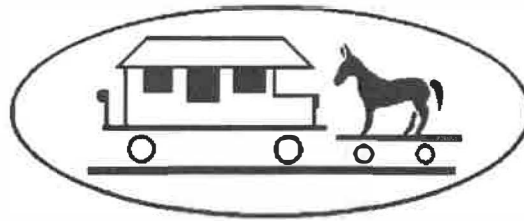


## Historic Ontario



*The "Model Colony"*

# CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION HISTORIC PRESERVATION SUBCOMMITTEE

## AGENDA

**October 18, 2023**

**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 3:00 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 September 13, 2023, approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-005:** A public hearing to consider a Certificate of Appropriateness to establish a management plan for the historic rock curbs located within the public-right-of-way (Citywide) for the purpose of identifying the location, historic significance, and to make recommendations on the preservation, repair, restoration or acceptable removal of the rock curbs. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; **City initiated. Historic Preservation Commission action is required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15331

**2. File No. PHP23-005 (Certificate of Appropriateness)**

Motion to recommend Approval/Denial

- C. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP23-007:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 3,414 square foot Craftsman style single-family residence, a Contributor to the Villa Historic District, located at 311 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-09) **submitted by Michael and Cynthia Kerby. Historic Preservation Commission and City Council actions are required.**

**1. CEQA Determination**

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

**2. File No. PHP23-007 (Certificate of Appropriateness)**

Motion to recommend Approval/Denial

## DISCUSSION ITEMS:

**1. Recent project submittals located within the Downtown area.**

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 November 08, 2023.

I, Angie Alvarez Cruz, 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 **October 06, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Office Specialist

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee Meeting**

**Minutes**

**September 13, 2023**

**REGULAR MEETING:** Called to order by Nancy DeDiemar, at 5:30pm

**BOARD MEMBERS PRESENT**

Ken Dean, Planning Commissioner  
Nancy DeDiemar, Planning Commissioner

**BOARD MEMBERS ABSENT**

Rick Gage, Chairman

**STAFF MEMBERS PRESENT**

Diane Ayala, Senior Planner  
Elly Antuna, Associate Planner  
Jaime Maciel-Carrera, Senior Associate Engineer  
Kimberly Ruddins, Sustainability Program Manager

**PUBLIC COMMENTS**

No one responded from the public.

**MINUTES**

- A. **APPROVAL OF MINUTES:** Approval of the minutes for the August 9, 2023, were approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PHP22-002, PHP22-004, PHP22-005, AND PHP22-006:** A public hearing to consider a Certificate of Appropriateness for the demolition of 4, Tier III historic resources located at 204, 220-222, 444 and 616 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service. The environmental impacts of this project were previously reviewed in conjunction with the West Valley Connector Corridor Project, for which an Environmental Impact Report (SCH No. 2016031071) was approved by the Board of Directors of the San Bernardino County Transportation Authority on May 12, 2020. This application introduces no new significant environmental impacts, and all previously adopted mitigation measure are a condition of project approval; (APNs: 1049-063-01, 1049-063-03, 1049-063-04, 1049-066-02 and 1049-093-01) **submitted by San Bernardino County Transportation Authority.**

Elly Antuna, Associate Planner, presented the staff report for File Nos. PHP22-002, PHP22-004, PHP22-005 and PHP22-006 with the staff report for File No. PHP22-003.

Jaime Maciel-Carrera, Senior Associate Engineer, stated he is in the Traffic Engineering Division for the City and has been working with SBCTA on the WVCC project, he introduced Gerard Lumabas, a Program Director with Parsons who was representing SBCTA for the project.

Motion to approve **File Nos. PHP22-002, PHP22-004, PHP22-005 and PHP22-006** was approved unanimously by those present (2-0).

- C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-006:** A Certificate of Appropriateness to construct a 577 square foot addition to an existing 872 square foot single family residence (Eligible Historic Resource), located at 541 Lynn Haven Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The project is categorially exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-531-20) **submitted by Reliance Development and Construction Inc.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP23-006.

Motion to approve **File No. PHP23-006** was approved unanimously by those present (2-0).

- D. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-009:** A Certificate of Appropriateness to construct a 489 square foot addition to an existing 805 square foot single family residence (Eligible Historic Resource), located at 726 East H Street, within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The project is categorially exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-202-09) **submitted by Koby Klinghoffer.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP23-009.

Motion to approve **File No. PHP23-009** was approved unanimously by those present (2-0).

- E. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-003**: A public hearing to consider a Certificate of Appropriateness for the demolition of a Tier II designated historic resources (Local Landmark No. 8, Dietz Garage) located at 212-214 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service. The environmental impacts of this project were previously reviewed in conjunction with the West Valley Connector Corridor Project, for which an Environmental Impact Report (SCH # 2016031071) was certified by the Board of Directors of the San Bernardino County Transportation Authority on May 12, 2020. This application introduces no new significant environmental impacts, and all previously adopted mitigation measure are a condition of project approval; (APN: 1049-063-02) **submitted by San Bernardino County Transportation Authority. Historic Preservation Commission action is required.**

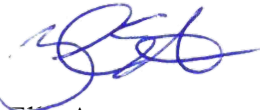
Elly Antuna, Associate Planner, presented the staff report for File No. PHP22-003 with the staff report for File Nos. PHP22-002, PHP22-004, PHP22-005 and PHP22-006.

Motion to recommend the Historic Preservation/Planning Commission approve **File No. PHP22-003** was approved unanimously by those present (2-0).

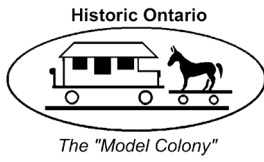
## **DISCUSSION ITEMS**

**None**

Respectfully submitted,



Elly Antuna  
Associate Planner



# Historic Preservation Subcommittee

October 18, 2023

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**DECISION NO:**

**FILE NO:** PHP23-005

**DESCRIPTION:** A Certificate of Appropriateness to establish a management plan for the historic rock curbs located within the public-right-of-way (Citywide) for the purpose of identifying the location, historic significance, and to make recommendations on the preservation, repair, restoration or acceptable removal of the rock curbs. **City initiated.**

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## PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has initiated the approval of a Certificate of Appropriateness, File No. PHP22-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Background:** The Planning Commission approved the City's first policy regarding rock curbs on July 28, 1998. The policy identified areas where rock curbs should be preserved and how the preservation work should be done. Shortly after the approval of the initial policy, the designation of 3 historic districts and identification of 8 potential historic districts necessitated a revision to the policy. An updated policy was approved by the Planning Commission on November 24, 2000, and further narrowed the rock curb preservation priority areas. The City now has a total of 8 designated historic districts and has identified 9 potential or proposed historic districts. The continued growth and development of the City has required a more comprehensive approach to managing this important characteristic. The purpose of the Rock Curb Management Plan is to provide guidance for future Capital Improvement projects, Public Works repairs and Development projects while preserving a significant character-defining feature in the City's historic neighborhoods. The management plan outlines the appropriate treatment of rock curbs in a manner consistent with the Secretary of the Interior's Standards to avoid or minimize causing an adverse effect in historic areas or mitigate such effects should they occur.

**(2) Historic Context:** The rock curbs found along historic Euclid Avenue and in Ontario's early historic neighborhoods were constructed with indigenous rock during the turn of the twentieth century. The curbs were originally made of large granite cobblestones and concrete. The original granite cobblestone curbs stood about 8-inches high with concrete mortar in-between the vertical cobblestones with a slim concrete curb on top (*Figure 1: Original Rock Curb*). Much of the original rock curb along the historic portions of Euclid Avenue and in Ontario's historic neighborhoods still exist today. The rock curbs line the Euclid Avenue median as well as parkways, however, there are portions of rock curb that have been replaced over time with modern concrete-only curb. Some sections of the original granite cobblestone rock curbs have been



*Figure 1: Original Rock Curb*

replaced with in-kind rock curbs. Rock curbs generally date from the turn of the twentieth century or earlier and are a significant contributor to the historic context of many of the City's historic neighborhoods.

**(3) Rock Curb Management Plan Focus Areas:** The management plan is divided into 5 focus areas generally located south of interstate 10, east of San Antonio Avenue, north of Holt Boulevard and west of Allyn Avenue. The rock curb focus areas and all designated and potential historic districts are depicted in *Exhibit A: Rock Curb Focus Areas* and are further described as follows:

**(a) Euclid Avenue District** – The Euclid Avenue District focus area includes Euclid Avenue from Interstate 10 to the north and F Street to the south. The focus area includes the entirety of the locally designated Euclid Avenue Historic District and the northern portion of the potential Downtown Historic District. The Euclid Avenue right-of-way (ROW) from Interstate 10 to the north and Philadelphia Street to the south was designated by City Council as Local Landmark No. 67 on January 16, 2001. Additionally, an 8.4-mile segment of Euclid Avenue from 24th Street in the City of Upland to Philadelphia Street in Ontario was listed on the National Register of Historic Places on August 10, 2005.

**(b) Sixth Street** – The Sixth Street focus area includes Sixth Street from San Antonio Avenue to the west and Euclid Avenue to the east. Although the area contains properties that are eligible for local landmark status, the focus area does not contain any designated, proposed or potential historic districts.

**(c) J Street** – The J Street focus area includes the area bound by J Street to the north, I Street to the south, Vine Avenue to the west and approximately 350 feet east of Sultana Avenue to the east. The portion of East J Street from Euclid Avenue to Sultana Avenue is within the designated Rosewood Court Historic District.

**(d) Villa and Vine** – The Villa and Vine focus area is bound by H Street to the north, San Antonio Avenue to the west, Holt Boulevard to the south and Euclid Avenue to the east. The focus area includes the designated Villa Historic District and potential Downtown West and Downtown West Addition historic districts. The focus area also includes a portion of the potential Downtown and Downtown Addition historic districts.

**(e) Parkside District** – The Parkside District focus area is bound by G Street to the north, Euclid Avenue to the west, Holt Boulevard to the south and Allyn Avenue to the east. The focus area includes the southern portion of the designated El Morado Court Historic District and the entirety of the potential Parkside and Parkside Addition historic districts.

**(4) Project Analysis:** The goal of the Rock Curb Management Plan is to provide preservation guidance and recommended treatments for future projects along Euclid Avenue and in Ontario's historic neighborhoods. The City's intent is to encourage high quality development and well-maintained public spaces while protecting the heritage of Ontario's designated, proposed and potential historic districts. The change brought on with alterations and new construction generally brings a wide range of considerations such as protecting the integrity of a historic resource, the sense of time and place conveyed by historic resources includes structures, yards, gardens, streets, sidewalks, curbs, planting strips, and open space as a collection. The character conveyed by these historic neighborhoods promotes an identity unique to each district. When



reviewing the treatment of curbs in the focus areas, potential impacts to designated, proposed or potential historic districts were considered. The general overriding goal for alterations within Ontario's historic districts is the preservation of character defining features that contribute to the district's historic significance. Each historic district has a "period of significance," or span of time in which a significant architectural or historical importance occurred. Rock curbs were typically used during the turn of the century (approximately between the 1890s and 1910s), however by the 1920s the use of concrete curbs became the standard. Rock curbs are character defining features in historic districts where most of the construction took place during the turn of the century because of its relationship to the period of significance of the district.

**(5) Secretary of the Interior's Standards for the Treatment of Historic Properties:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS) are a series of best practices issued by the National Parks Service (NPS) to help protect cultural resources by promoting responsible preservation practices. The SOIS were utilized during the development of the Rock Curb Management Plan. They are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The SOIS are accompanied by Guidelines for four types of treatments for historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction.

- **Preservation** is applying measures necessary to sustain the existing form, integrity, and materials of an historic resource. Work, including preliminary measures to protect and stabilize the resource, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction. The Standards for Preservation require retention of the greatest amount of historic fabric along with the resource's historic form.
- **Rehabilitation** is making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic resource to meet continuing or new uses while retaining the resource's historic character.
- **Restoration** is the process of accurately depicting the form, features, and character of a resource as it appeared at a particular period by removing features from other periods in its history and reconstructing missing features from the restoration period. The Restoration Standards allow for the depiction of a resource at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.
- **Reconstruction** is depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

It is important to note that the SOIS are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible.

Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project.

**(6) Rock Curb Management Plan:** The identified focus areas were surveyed to determine the existing conditions of the rock curbs and for the presence of turn of the century construction. Areas where rock curbs and turn of the century buildings were present were identified and documented and are included as exhibits in this report. Rock curbs are not historic resources independently, rather they contribute to the historic significance of historic neighborhoods and roadways where the period of significance is the turn of the century. Considering this, the rock curb management plan proposes that rock curbs should be preserved or restored when the one of the following conditions are present:

- More than 50% of the curb on a block is rock curb.
- The district's period of significance is the turn of the century.
- Adjacent properties contain turn of the century, Victorian Era buildings.

In addition to the preservation of rock curb in the above scenarios, to restore a historic resource to its original condition, whenever a section is replaced and there is modern curb adjacent within the same section, the entire section should be replaced with rock curb in-kind replacements. The proposed curb treatment for each focus area is further described below.

**(a) Euclid Avenue District** –

Existing conditions for the Euclid Avenue District focus area are depicted in *Exhibit B: Euclid Avenue District – Existing Rock Curb Conditions*. Rock curb has been identified as a character defining feature for the Euclid Avenue Historic District and the Euclid Avenue National Register of Historic Places listing. Many of the contributing homes in the historic district were constructed in Victorian Era architectural styles that were popularized during turn of the century. Most of the rock curbs in the historic district boundary area remain intact and border both the median and parkways, however, the repaving and overlaying of asphalt along Euclid Avenue has buried much of the



*Figure 2: Buried Rock Curb*

original rock curbs over time (*Figure 2: Buried Rock Curb*). Starting in the 1910s the curbs along Euclid Avenue began to be replaced with concrete-only curbs, most notably from G Street south to Philadelphia Street. The proposed curb treatment for the Euclid Avenue District is depicted in *Exhibit C: Euclid Avenue District – Proposed Rock Curb Treatment*, and is as follows:

- All existing rock curb in the focus area shall be preserved and protected.
- Within the Euclid Avenue Historic District (I-10 to G Street), rock curb shall be restored where standard curb exists along the median and parkways.
- Within the Euclid Avenue Historic District where streets intersect, rock curbs located at corner properties shall be wrapped around the property's frontage, continued onto the intersecting street, and terminated at a logical point such as a driveway, alley or street.
- From Interstate 10 to Holt Boulevard, areas of standard curb shall be replaced with rock curb along the entirety of the Euclid Avenue median. Rock curb restoration located adjacent

to the parkway is highly encouraged and may be implemented to off-set mitigation resulting from development projects.

**(b)** Sixth Street – Existing conditions for the Sixth Street focus area are depicted in *Exhibit D: Sixth Street – Existing Rock Curb Conditions*. This focus area is not within a designated, proposed, or potential historic district. If a district were identified in the future, it would likely be related to a mid-century context, a period where rock curbs were not typical. The existing rock curbs appear to be remnants from earlier construction that is no longer present, or a later addition to the street, likely when the traffic calming appeared in 1998. Any existing rock curbs in this focus area should be replaced with standard concrete curbs, the proposed treatment is depicted in *Exhibit E: Sixth Street – Proposed Rock Curb Treatment*.

**(c)** J Street – Existing conditions for the J Street focus area are depicted in *Exhibit F: J Street – Existing Rock Curb Conditions*. The Rosewood Court Historic District period of development began in approximately 1925 until the beginning of World War II in 1939. By this time, rock curb was no longer being used and has not been identified as a character-defining feature in the district. The remaining sections of rock curb along J Street and Sultana Avenue are not located in designated, proposed, or potential historic districts and do not have large concentrations of turn of the century buildings. In this focus area, the rock curb should be replaced with a scored concrete curb (*Figure 3: Scored Concrete Curb*) on J Street between Euclid Avenue and Sultana (Rosewood Court Historic District boundaries) in order to preserve the period appropriate feature of the district. The remaining rock curb shall be replaced with a standard concrete curb. The proposed treatment is depicted in *Exhibit G: J Street – Proposed Rock Curb Treatment*.



*Figure 3:  
Scored Concrete Curb*

**(d)** Villa and Vine – Existing conditions for the Villa and Vine focus area are depicted in *Exhibit H: Villa and Vine – Existing Rock Curb Conditions*. The designated Villa Historic District developed during the turn of the century and rock curbs have been identified as a character-defining feature of the district. The potential Downtown West, Downtown West Addition and Downtown Addition historic districts have large sections of rock curb intact and have many turn of the century buildings in areas where rock curbs are present. The proposed curb treatment for the Villa and Vine focus area is depicted in *Exhibit I: Villa and Vine – Proposed Rock Curb Treatment*, and is as follows:

- Rock curbs shall be preserved on H Street within the Villa Historic District.
- All sections of standard curb on H Street within the Villa Historic District shall be replaced with rock curb.
- Blocks within the potential historic districts that have at least 50% of rock curbs present and are adjacent to turn of the century construction shall preserve existing rock curbs and restore rock curbs where standard curbs are present.

**(e)** Parkside District – Existing conditions for the Parkside focus area are depicted in *Exhibit J: Parkside District – Existing Rock Curb Conditions*. The potential Parkside and Parkside Addition Historic Districts were some of the earliest residential neighborhoods that were constructed in the city. The potential Parkside Historic District has one of the largest

collections of turn of the century construction and is largely intact, some alterations have occurred however, many of the buildings still retain moderate to high architectural integrity. However, the potential Parkside Addition Historic District has very few remaining moderate or high integrity historic resources, except for a section on D Street east of Monterey Avenue and west of Campus Avenue, and therefore the designation of a district with these boundaries is not likely. The proposed curb treatment for the Parkside District focus area is depicted in *Exhibit K: Parkside District – Proposed Rock Curb Treatment*, and is as follows:

- Within the boundaries of the Parkside Historic District, existing rock curbs shall be preserved and repaired, and standard curbs shall be replaced with rock curb.
- Along D Street, east of Monterey Avenue and west of Campus Avenue, rock curbs shall be preserved and repaired, and standard curbs shall be replaced with rock curb.
- Within the boundaries of the Parkside Addition Historic District, existing rock curbs may be replaced with standard curbs.

**(f) Proposed Rock Curb Treatment:** When reconstruction of the rock curbs is required, the new rock curbs will match the original in design, color, texture, and where possible, materials. If the rock curbs cannot be rehabilitated through repair, then they must be replaced in-kind, with the same dimensions, similar granite (reuse of originals preferred), and concrete that is comparable in strength, composition, color, and texture. The existing granite cobblestones should be re-used. The concrete should be broken and removed from the cobblestones, and the cobblestones cleaned and stored to be re-used. If the cobblestones get damaged or cannot be reused, then locally sourced granite cobblestones of similar color and dimensions should be used. Additionally, when areas of rock curb are removed and replaced with standard curb, the removed cobblestones should be stored for later use where restoration of rock curbs is proposed. The dimensions and in-kind rock curb replacement plans are illustrated in *Exhibit L: Rock Curb Replacement Draft Standard*.

Repaving and overlaying the asphalt without grinding it down or removing layers can cause the masonry curbs to be buried over time. Projects that involve repaving should grind down or remove layers of asphalt during the repaving process to salvage and re-use cobblestones, and restore rock curbs, when required. Chemical or physical treatments to remove graffiti or paint from the masonry curbs, if appropriate, should be undertaken using the gentlest means possible. Treatments that cause damage to the rock curbs should not be used. To enhance and restore the historic resource to its original condition, whenever a section is replaced and there is modern curb adjacent within the same section, the entire section should be replaced with rock curb in-kind replacements.

**(7) Evaluation:** The proposed Rock Curb Management Plan has been prepared to guide improvement, maintenance, or development projects in the City's historic neighborhoods that have the potential to cause adverse impacts to the historic rock curbs. The Secretary of the Interior's Standards for the Treatment of Historic Properties was utilized during the development of the management plan. The management plan should be referenced early in the planning process for all projects that are located within the identified focus areas. Rock curbs are a significant character-defining feature in many of the City's earliest neighborhoods, however, later development and alterations have altered the historic significance of some of these neighborhoods. The management plan identifies areas where existing rock curbs can be replaced with standard or scored concrete curb because the rock curb is not a character-defining feature to a designated, proposed or potential historic district. The management plan includes a rock curb

standard for the appropriate restoration of rock curbs to ensure that new rock curbs are compatible with the original. The management plan is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and ensures a consistent approach to the treatment of this important feature in Ontario's historic neighborhoods.

## **PART II: RECITALS**

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

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

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

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

WHEREAS, on October 18, 2023, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

## **PART III: THE DECISION**

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

SECTION 1: As the recommending body for the Project, the HPSC has reviewed and considered the information contained in the 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 Project is categorically exempt from environmental review pursuant to Section 15331 (Class 31 Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; The proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

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 new construction, in whole or in part,

a. *Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.* The Rock Curb Management Plan outlines the appropriate treatment of existing rock curbs in a manner consistent with the Secretary of the Interior's Standards to avoid or minimize causing an adverse effect to historic resources or mitigate such effects should they occur. The management plan includes guidelines for preserving, rehabilitating, or restoring rock curbs when it is a character-defining feature of the historic resource, and therefore will not adversely change or affect any significant architectural features of the resource; and

b. *Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.* The Rock Curb Management Plan outlines the appropriate treatment of rock curbs in a manner consistent with the Secretary of the Interior's Standards to avoid or minimize causing an adverse effect to the character-defining features of the historic resources or mitigate such effects should they occur, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

c. *Will be compatible with the exterior character-defining features of the historic resource.* The Rock Curb Management Plan outlines the appropriate treatment of rock curbs in a manner consistent with the Secretary of the Interior's Standards, including the restoration of rock curbs when it is a character-defining feature to a district or resource. The management plan includes a rock curb standard for the appropriate restoration of rock curbs to ensure that new rock curbs are compatible with the original, therefore, the proposed management plan recommends treatment that will be compatible with the exterior character-defining features of the historic resource; and

d. *Will not adversely affect or detract from the character of the historic district.* The Rock Curb Management Plan outlines the appropriate treatment of existing rock curbs in the City's designated, proposed and potential historic districts in a manner consistent with the Secretary of the Interior's Standards to avoid or minimize causing an adverse effect to historic districts or mitigate such effects should they occur. The management plan includes guidelines for preserving, rehabilitating, or restoring rock curbs when it is a significant feature of a historic district, and therefore will not adversely change or detract from the character of the historic district.

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

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3 above, the HPSC hereby recommends approval of the Application.

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

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

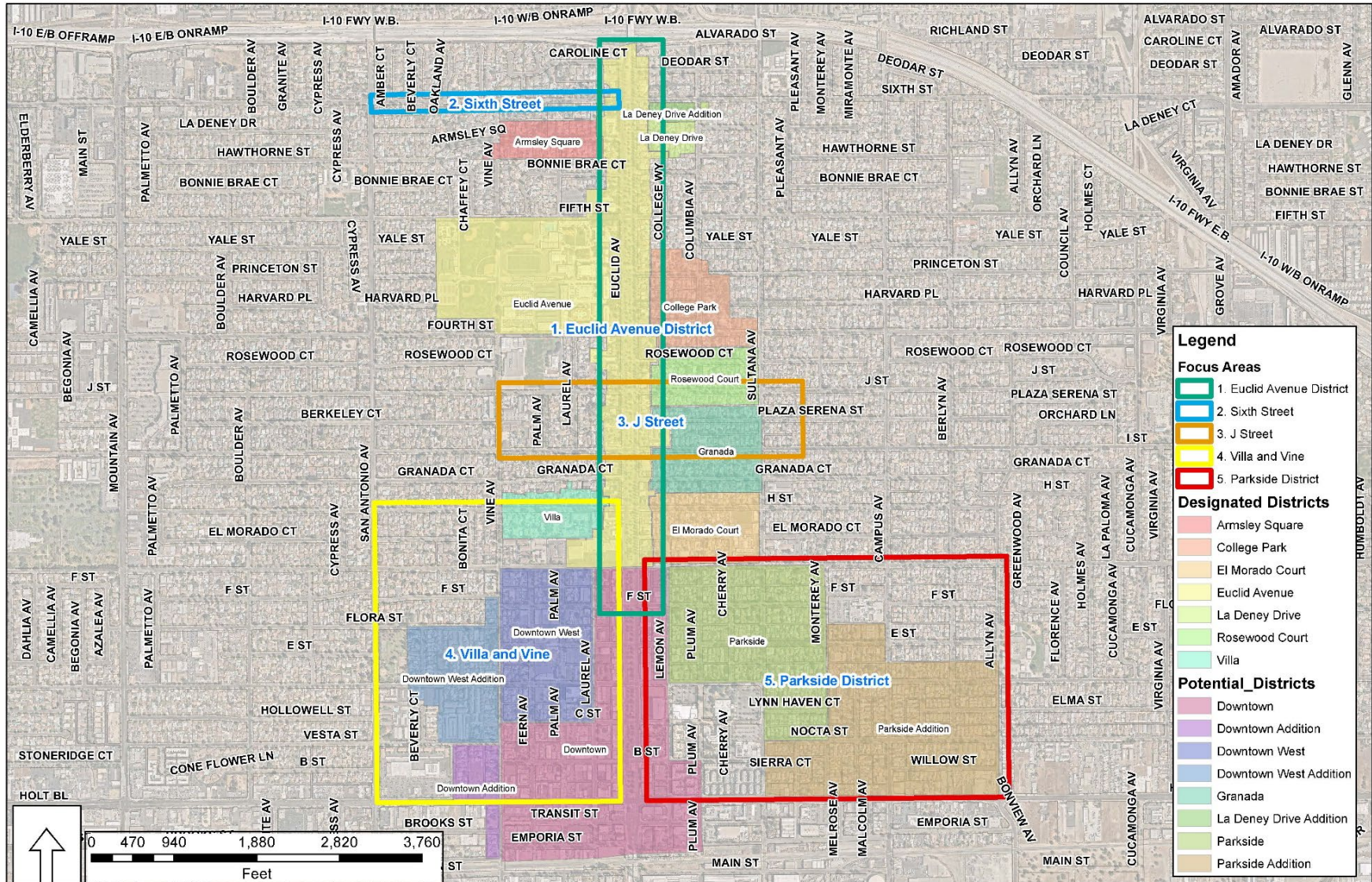
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APPROVED AND ADOPTED this 18th day of October 2023.

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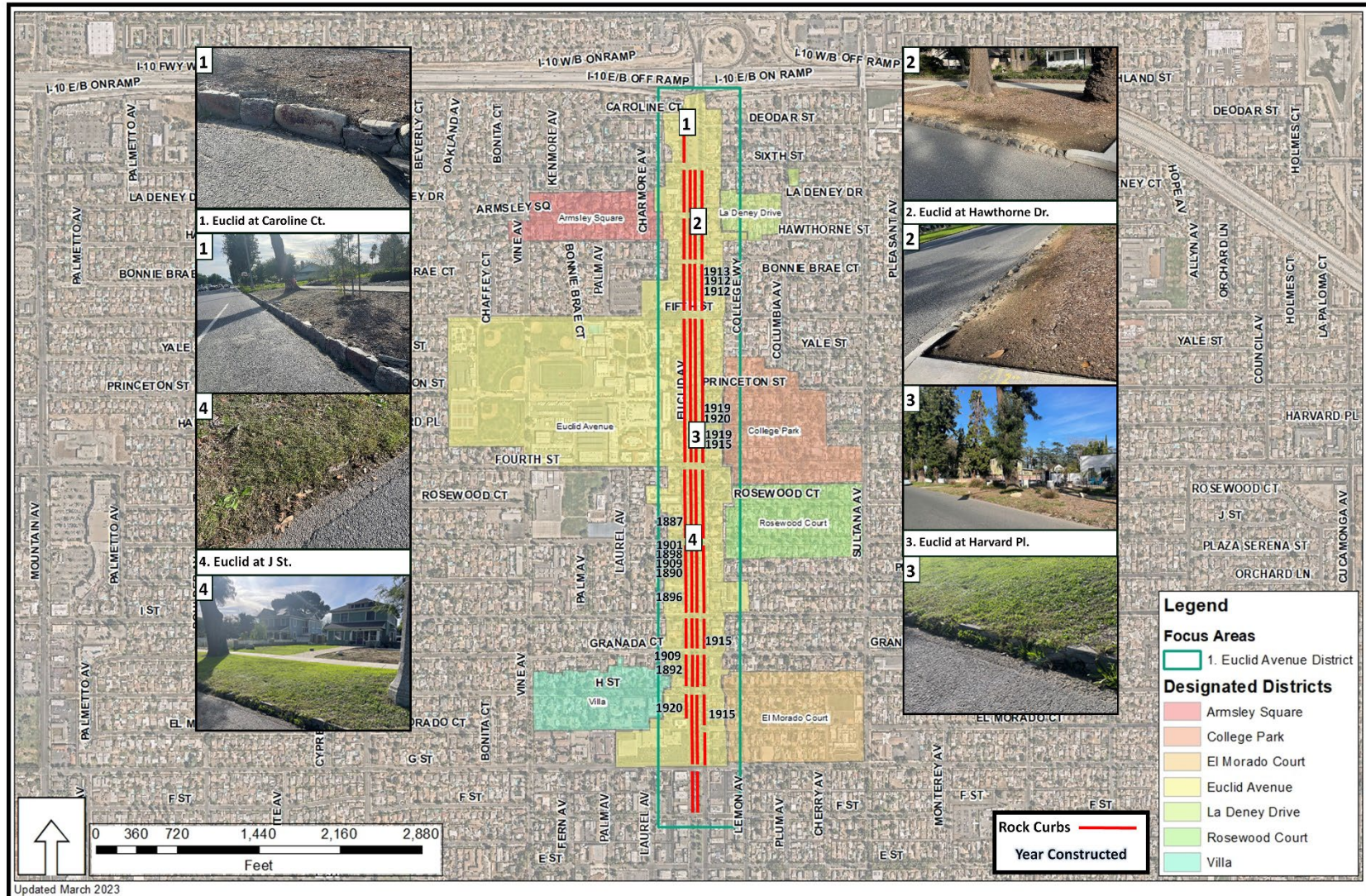
Historic Preservation Subcommittee

**Exhibit A: Rock Curb Focus Areas**

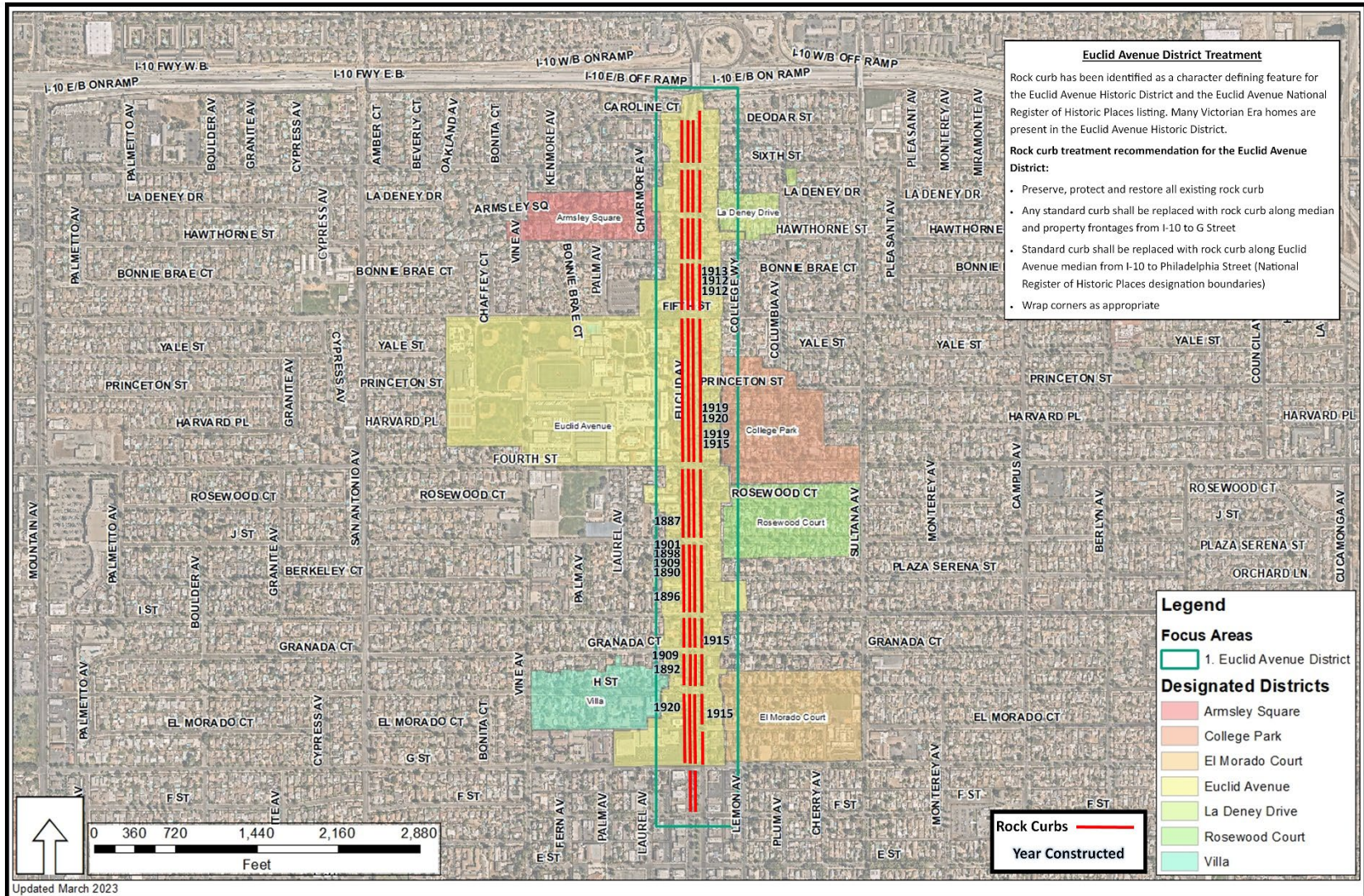




**Exhibit B: Euclid Avenue District – Existing Rock Curb Conditions**



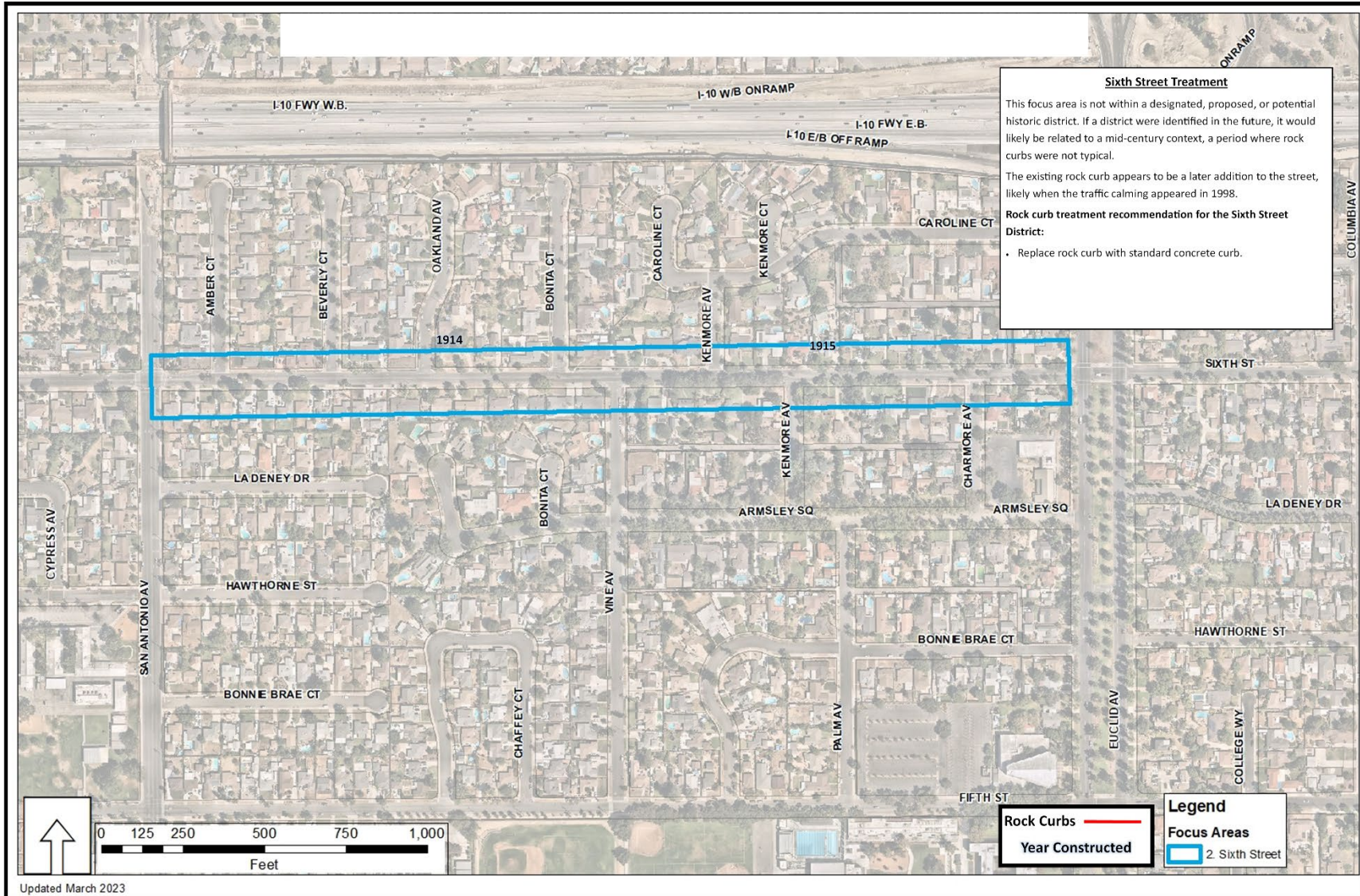
**Exhibit C: Euclid Avenue District – Proposed Rock Curb Treatment**



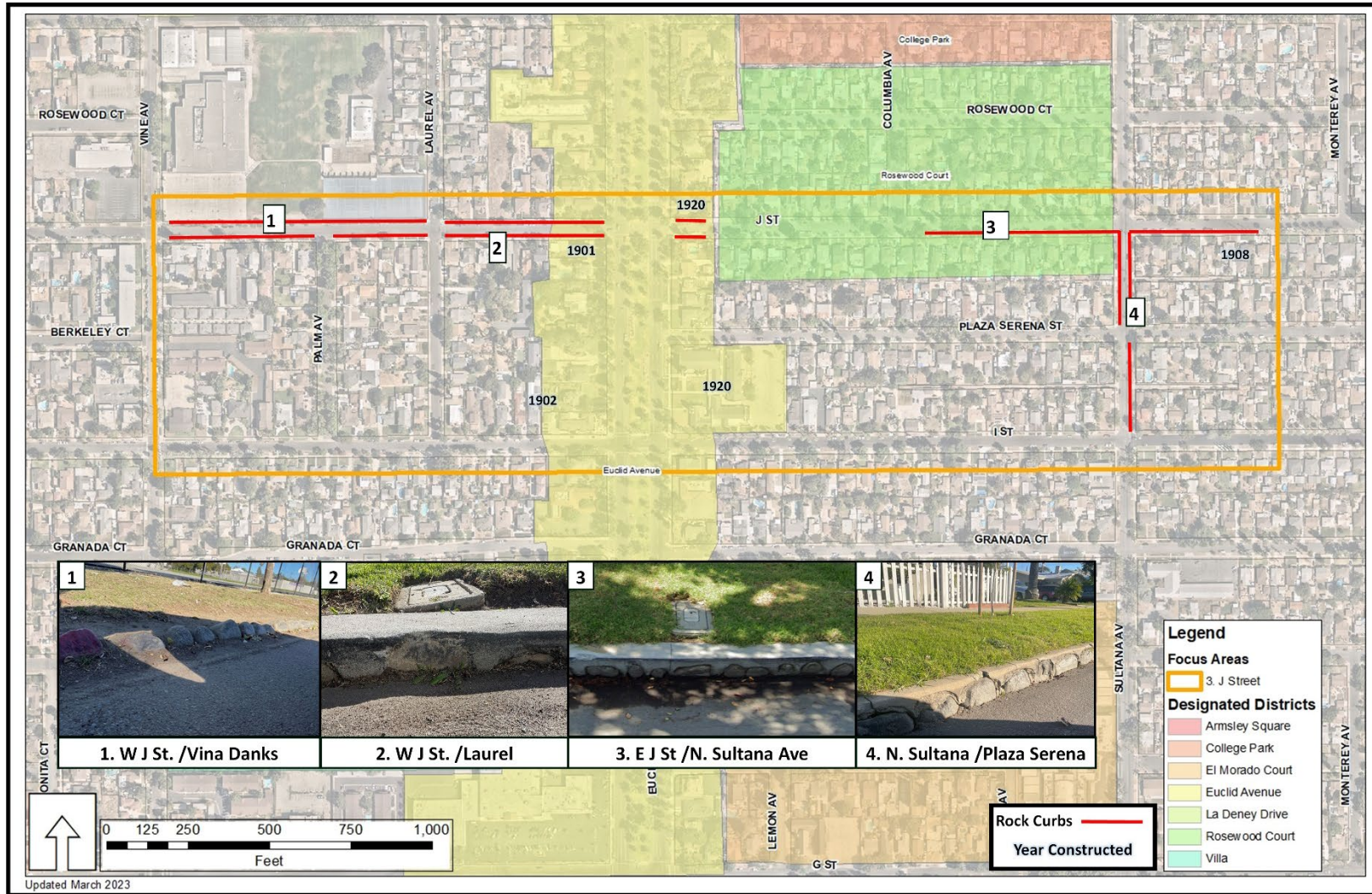
**Exhibit D: Sixth Street – Existing Rock Curb Conditions**



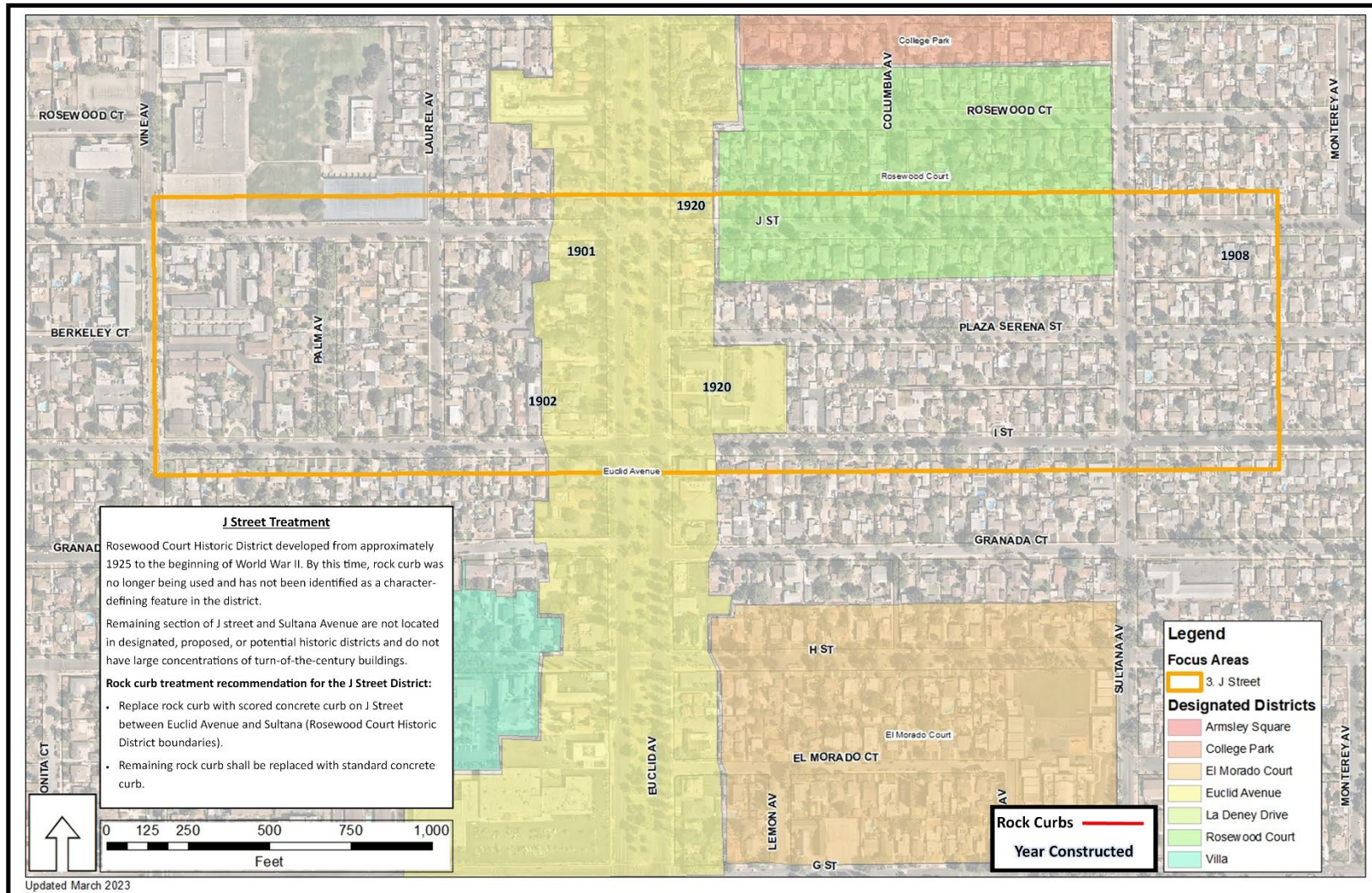
**Exhibit E: Sixth Street – Proposed Rock Curb Treatment**



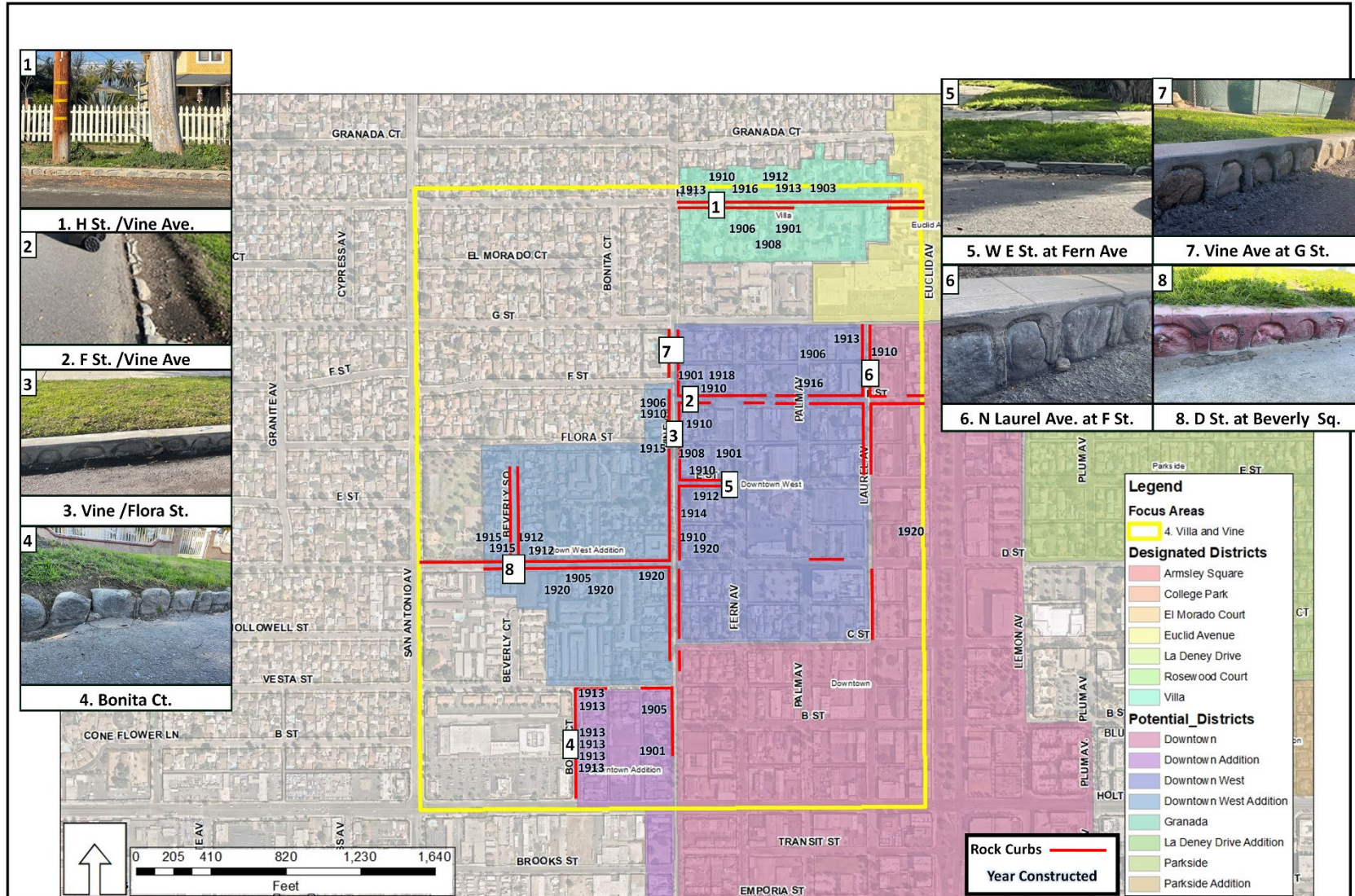
**Exhibit F: J Street – Existing Rock Curb Conditions**



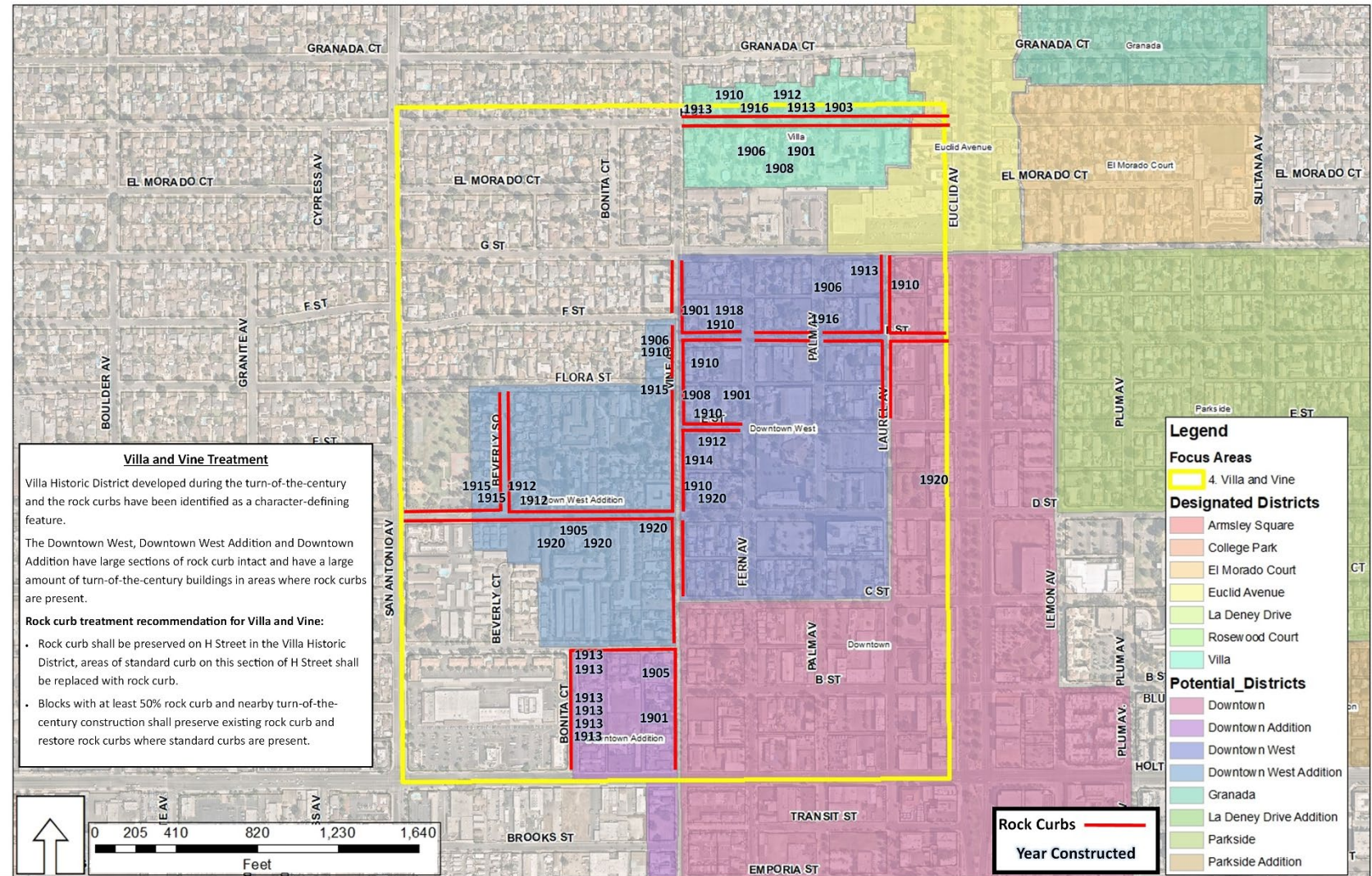
**Exhibit G: J Street – Proposed Rock Curb Treatment**



**Exhibit H: Villa and Vine – Existing Rock Curb Conditions**

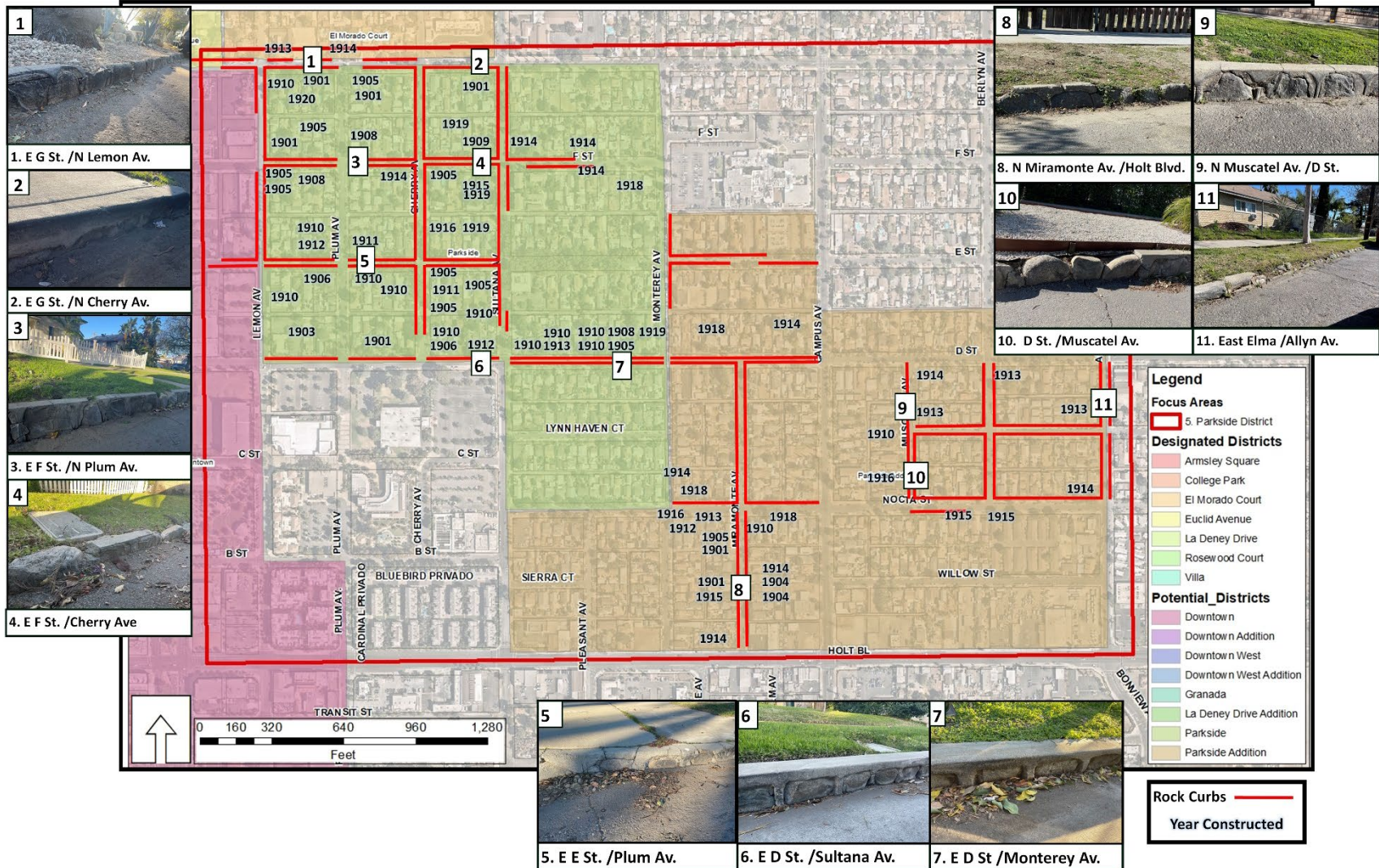


**Exhibit I: Villa and Vine – Proposed Rock Curb Treatment**

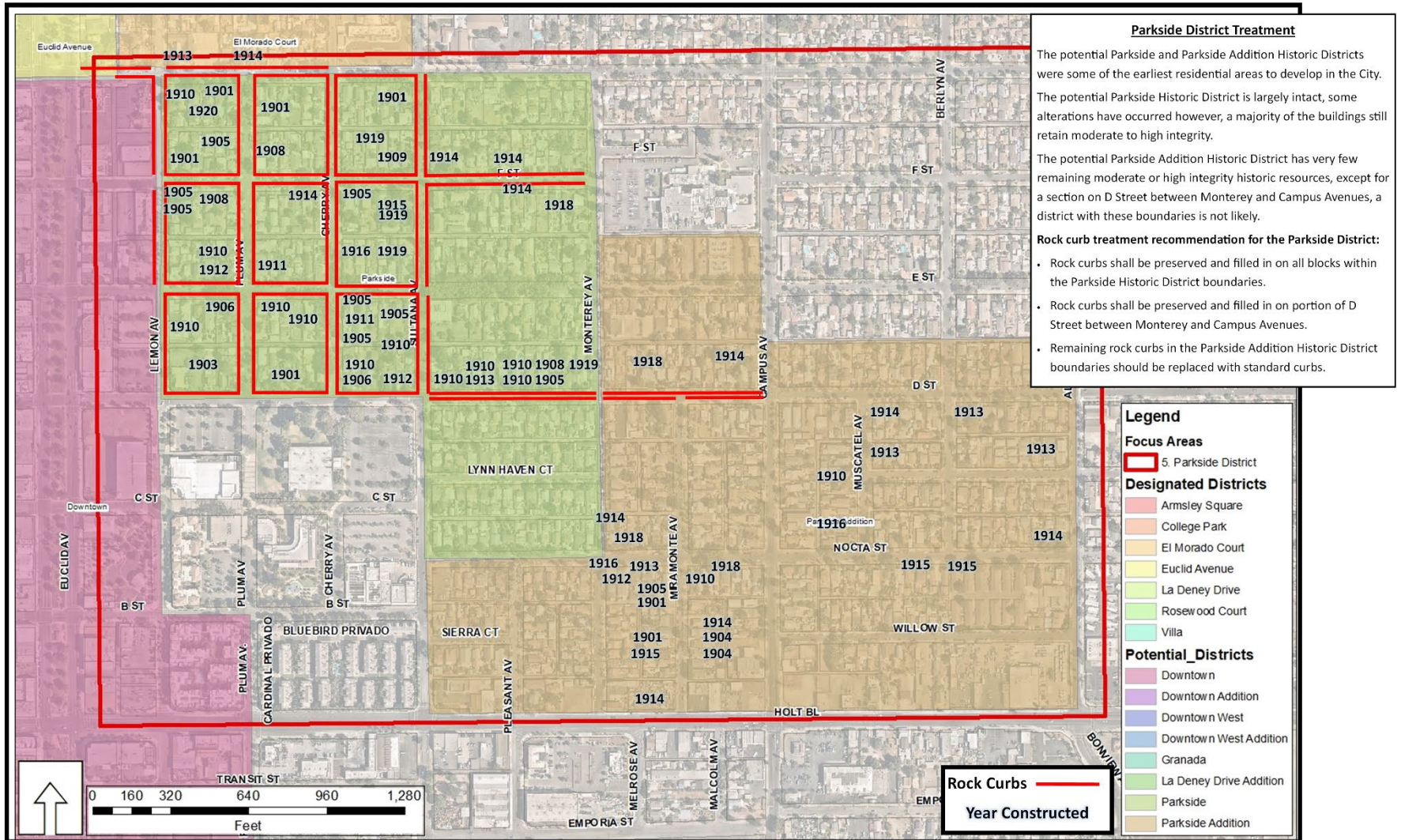




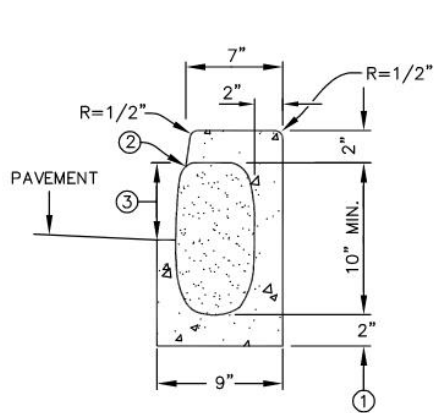
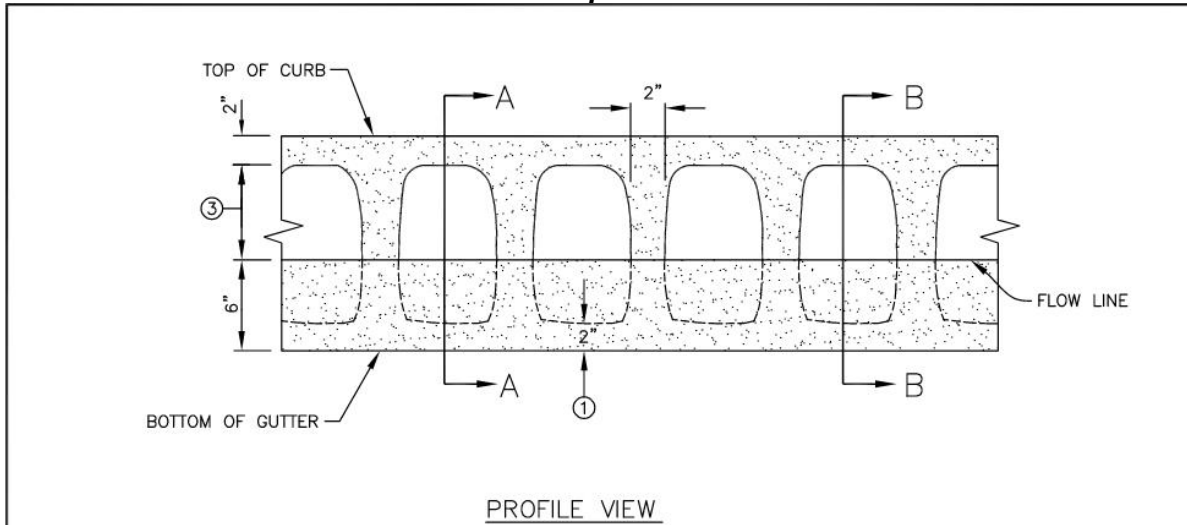
**ExhibitJ: Parkside District – Existing Rock Curb Conditions**



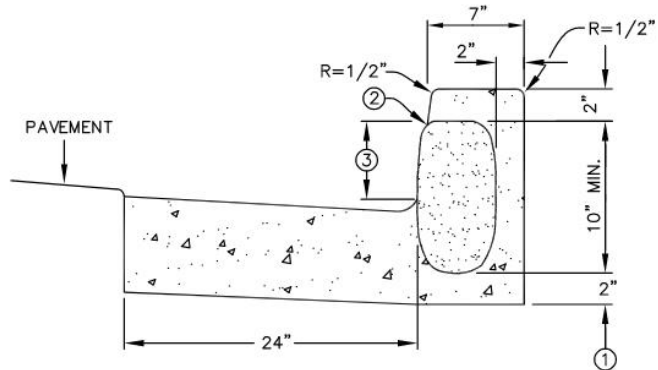
**Exhibit K: Parkside District – Proposed Rock Curb Treatment**



**Exhibit L: Rock Curb Replacement Draft Standard**



**TYPE "A" SECTION A-A**



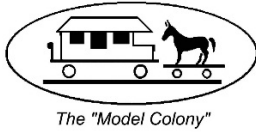
**SECTION B-B TYPE "B"**

**NOTES**

- ① IF ROCK LENGTH IS MORE THAN 12", INCREASE THE DEPTH OF EXCAVATION ALONG THE CURB SECTION.
- ② REMOVE EXCESS PCC FROM ROCK FACE UTILIZING HAND TOOLS.
- ③ VARIES WITH CURB FACE HEIGHT, 6" MIN.
- ④ CONCRETE SHALL BE CLASS 520-D-2500 AND CURING COMPOUND SHALL BE TYPE 1-D PER SECTION 201 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- ⑤ EXISTING ROCKS SHALL BE RE-USED WHERE ROCK CURB RECONSTRUCTION IS PROPOSED. ROCKS FROM EXISTING ROCK CURB TO BE DEMOLISHED SHALL BE CLEANED AND DELIVERED TO THE CITY YARD TO BE STOCKPILED.



APPROVED BY:		62809		CITY OF ONTARIO	
KHOI K. DO, PE, CITY ENGINEER		RCE	DATE		
RECOMMENDED:		70990		ROCK CURBS	
BRYAN LIRLEY, PE, ASST CITY ENGINEER		RCE	DATE		
REV	DESCRIPTION	BY	APP'D	DATE	STANDARD DRAWING NUMBER <b>1202</b>



# Historic Preservation Subcommittee

October 18, 2023

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## DECISION NO.:

FILE NO.: PHP23-007

**DESCRIPTION:** A Mills Act Contract (Preservation Agreement) for a 3,414 square foot Craftsman style single-family residence, a Contributor to the Villa Historic District, located at 311 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-09); **submitted by Michael and Cynthia Kerby. Historic Preservation Commission and City Council action is required.**

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## PART I: BACKGROUND & ANALYSIS

MICHAEL AND CYNTHIA KERBY, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP23-007 as described in the subject of this Decision (herein after referred to as "Applications" or "Project").

(1) **Project Setting:** The project site is comprised of 0.56 acres of land located at 311 West H Street and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1915 in the Craftsman architectural style for Reverend Jean F. Loba. The City Council designated the property as a Contributor to the Villa Historic District on September 20, 2005. The property is depicted in *Exhibit B: Site Photographs*, attached.

To be eligible for a Mills Act Contract, the historic property must be a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed by the County.

(3) **Improvements:** The Applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Exterior work includes tree maintenance and trimming, concrete repair, window and siding restoration, and repairs to front porch railing and posts. Interior work includes new plumbing, electrical, repair to interior flooring, ceilings, doors and built-in cabinetry. The improvements are

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual valued at an estimated \$94,000. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

**(4) Mills Act Impacts:**

**(i) Savings:** The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$7,878
Mills Act Annual Taxes Projected:	\$3,380
Potential Total Annual Tax Savings:	\$4,498
Estimated Savings over 10 years:	\$44,980
Estimated Savings Percentage:	57%

**(ii) City Cost:** According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,323
Mills Act Annual City Tax Revenue Estimated:	\$568
Estimated Total Annual Cost to the City:	\$755
Estimated Cost to the City over 10 years:	\$7,550

**(5) Evaluation:** As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$568. In exchange for this modest decrease in property tax revenues, approximately \$94,000 will be reinvested into the historic building over a 10-year period – a ratio of \$12.44 in private funds spent for every dollar the City foregoes in property tax revenue.

**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 Historic Preservation Commission, on the subject Application; and

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

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on October 18, 2023, the HPSC of the City of Ontario conducted a hearing

on the Application and concluded said hearing on that date; and

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

### **PART III: THE DECISION**

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

SECTION 1: As the recommending 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 Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into Contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Reverend Jean F. Loba House, located at 311 West H Street, was designated as a Contributor to the Villa Historic District on September 20, 2005, and is therefore a qualified historical property; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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"

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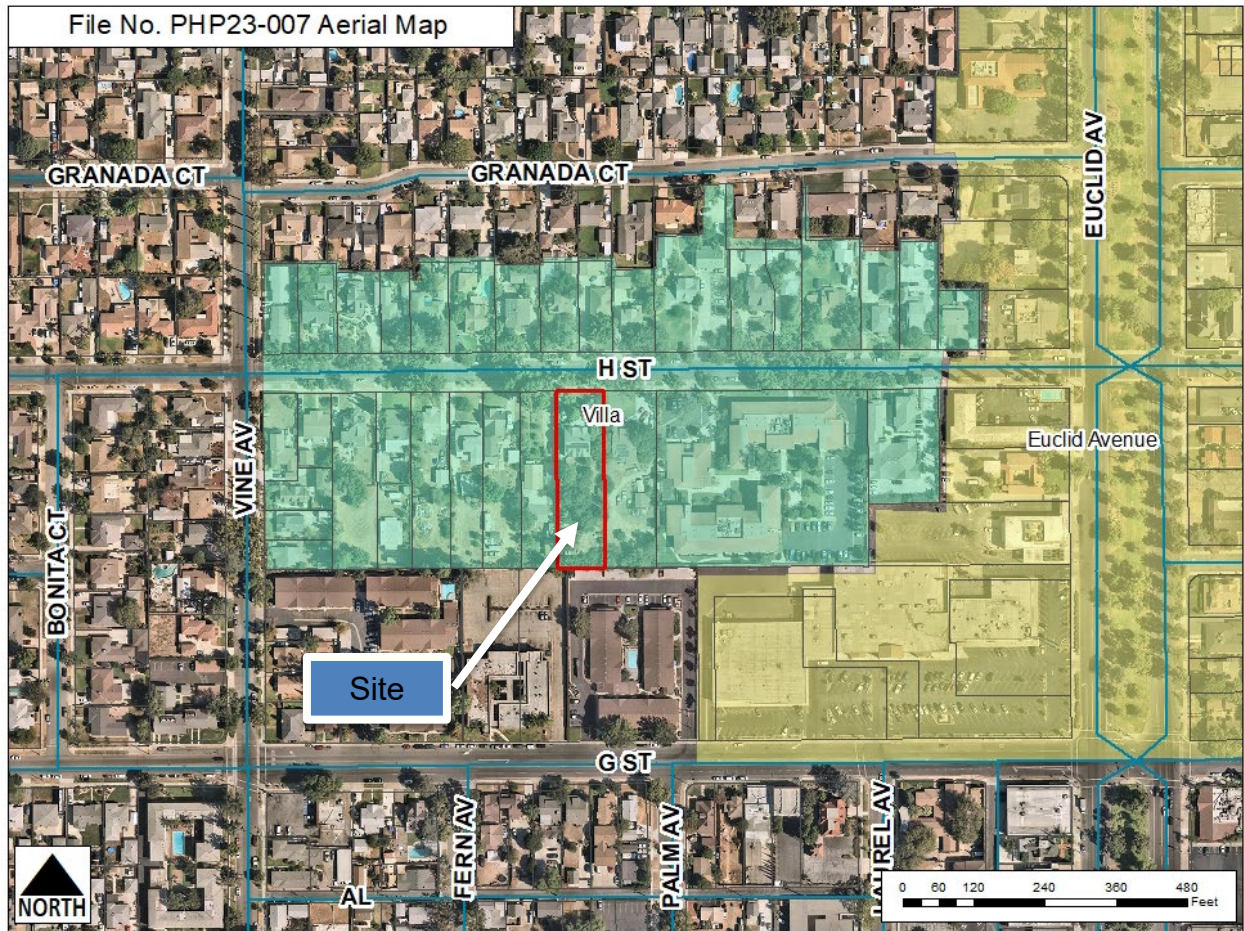
Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 18<sup>th</sup> day of October 2023.

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Historic Preservation Subcommittee

**Exhibit A: Project Location Map**





***Exhibit B: Site Photographs***



***Exhibit C: Schedule of Improvements***

<b>Contract Year</b>	<b>Description</b>	<b>Estimated Cost</b>
2024:	Update electrical, install new receptacles (outlets), switches and wiring. Install new electrical panel.	\$20,000
2025:	Replace plumbing throughout the house. Repair water damage to the ceiling in laundry room.	\$5,500
2026:	Replace damaged redwood siding tiles lifting on west and south facades. Repair, or replace if needed, broken glass in windows throughout house. Repair porch handrail and paint wood at front porch.	\$10,000
2027:	Repair damaged walls in downstairs master bedroom and sunroom, rebuild custom wainscoting to match original.	\$6,000
2028:	Restore original wood frame windows at first floor sunroom that have been removed or enclosed.	\$20,000
2029:	Restore original hardwood floors throughout the house, including downstairs living areas, stairs, upstairs hallways and bedrooms.	\$12,000
2030:	Repair front yard scored walkways where concrete has cracked and lifted.	\$4,000
2031:	Remove stipple (popcorn) ceiling from sunroom and restore original lath and plaster.	\$2,500
2032:	Restore 5 original interior doors and built-ins at upstairs hallway and repair hardware as needed.	\$7,000
2033:	Tree trimming of mature oak tree in rear yard by certified arborist. Remove river rock from front porch posts and foundation and restore to original condition of wood shingle posts and concrete foundation.	\$7,000
	<b>Total</b>	<b>\$94,000</b>