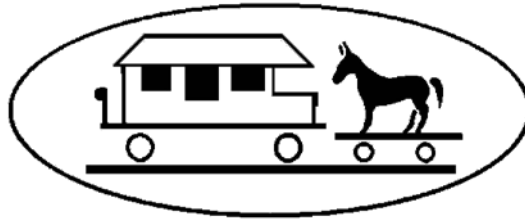


Historic Ontario



The "Model Colony"

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

AGENDA

March 9, 2017

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

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of February 9, 2017, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **REQUEST FOR A TIER DETERMINATION FOR FILE NO. PHP09-019:** A request for a Tier Determination of an Eligible historic resource, also known as Torley's Big Store, which is a single-story, concrete construction, commercial building, constructed in 1935 and located at 444 East Holt Boulevard. (APN: 1049-066-02). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **City initiated**

1. **CEQA Determination**

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

2. **File No.: PHP09-019** (Tier Determination)

Motion to Approve/Deny

- C. **REQUEST FOR A TIER DETERMINATION FOR FILE NO. PHP09-020:** A request for a Tier Determination of an Eligible historic resource, also known as the Jacob Lerch House, which is a 2-story, single family residence, constructed in 1901 in Shingle style of architecture and located at 541 East Holt Boulevard. (APN: 1048-523-17). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **City initiated**

1. **CEQA Determination**

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

2. **File No.: PHP09-020** (Tier Determination)

Motion to Approve/Deny

- D. **REQUEST FOR A TIER DETERMINATION FOR FILE NO. PHP09-031:** A request for a Tier Determination of an Eligible historic resource, also known as the Cucamonga Valley Wine Company Building, which is a single-story, concrete block, warehouse building, constructed in 1929 and located at 1101 East Holt Boulevard. (APN: 1048-471-23). The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **City initiated**

1. CEQA Determination

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

2. File No.: PHP09-031 (Tier Determination)

Motion to Approve/Deny

E. REQUEST FOR A TIER DETERMINATION FOR FILE NO. PHP09-032: A request for a Tier Determination of an Eligible historic resource, also known as the Fountaine Winery Building, which is a single-story, concrete block, warehouse building, constructed in 1927 (est.) and located at 1264 East Holt Boulevard. (APN: 0110-131-06). The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; **City initiated**

1. CEQA Determination

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

2. File No.: PHP09-032 (Tier Determination)

Motion to Approve/Deny

F. REQUEST TO RESCIND TIER DETERMINATION AND REMOVE FROM THE ONTARIO REGISTER FOR FILE NO. PHP17-004: A request to; 1] Rescind Tier Determination (File No. PHP09-030); and 2] Remove 2 single-story commercial buildings from the Ontario Register located at 813 East Holt Boulevard and 817 East Holt Boulevard. (APN: 1048-512-13). The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; **City initiated**

1. CEQA Determination

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

2. File No.: PHP17-004 (Rescind Tier Determination / Removal)

Motion to Approve/Deny

NEW BUSINESS:

1. Seventeenth Annual Model Colony Awards


DISCUSSION ITEMS:

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 April 13, 2017.

I, Gwen Berendsen, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **March 6, 2017**, 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

February 9, 2017

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Commissioner Delman, Subcommittee Chairman, at
5:31 pm

BOARD MEMBERS PRESENT

Richard Delman, Chairman
Bob Gregorek, Planning Commissioner
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

No one responded from the audience

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 15, 2016 special meeting of the Historic Preservation Subcommittee was made by Mr. Willoughby; seconded by Mr. Gregerok; and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP16-020:** A Certificate of Appropriateness to construct a 641 square foot addition and exterior improvements to an existing 917 square foot single family residence, a Contributor to the Rosewood Court Historic District, located at 319 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-063-20); **submitted by Grant Mackay. Planning Commission action is required.**

Assistant Planner, Elly Antuna, presented the staff report for File No. PHP16-020. Ms. Antuna recommended approval of the application subject to conditions based on the facts and reasons stated in the staff report.

Pete Volbeda representing the application was present and agreed to the conditions of approval.

Motion recommending approval of **File No. PHP16-020** subject to conditions to the Planning Commission was made by Mr. Willoughby; seconded by Mr. Gregerok and approved unanimously by those present (3-0).

- C. **REQUEST FOR REMOVAL FROM ONTARIO REGISTER FOR FILE NO. PHP17-001:**
A request to remove a single family residence, located at 1023 East Sixth Street, from the Ontario Register. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-172-22). **Submitted by: Ching Fang Chen.**

Assistant Planner, Elly Antuna, presented the staff report for File No. PHP17-001. Ms. Antuna recommended approval of the application based on the facts and reasons stated in the staff report.

Motion to approve **File No. PHP17-001** was made by Mr. Gregerok; seconded by Mr. Willoughby and approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. CLG Grant ONT Project

Senior Planner, Diane Ayala, updated the Historic Preservation Subcommittee on the status of the CLG Grant ONT Project. Ms. Ayala stated that research has identified several themes for the historic context. Ms. Ayala also stated that oral interview training for volunteer staff will be conducted in the near future.

2. 1101 E. Holt Blvd.

Senior Planner, Diane Ayala, shared with the commission a project at 1101 E. Holt Blvd. Ms. Ayala stated that the applicant had originally submitted a Certificate of Appropriateness application in conjunction with a Conditional Use Permit Modification application to expand the sanctuary area of an existing religious assembly use and to construct certain exterior alterations. The applicant has since removed certain exterior alterations from the project and the project no longer requires a Certificate of Appropriateness as the remaining exterior alterations are minor in nature and can be approved at a staff level via a waiver with the plan check.

3. District Postcards

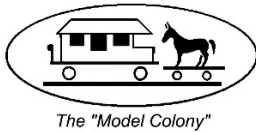
Assistant Planner, Elly Antuna, stated that the district postcards that had previously been shared with the Planning Commission are near completion and will be mailed out to historic property owners within designated historic districts in the next month or two. Ms. Antuna stated that the postcards will be unique for each district and will include fun facts and photographs of the district as well as important phone numbers and project review/approval information.

There being no further business, the meeting was adjourned at 6:10 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'EA', is positioned above the printed name.

Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

March 9, 2017

DECISION NO:

FILE NO: PHP09-019

DESCRIPTION: A request for a Tier Determination of an Eligible historic resource, also known as Torley's Big Store, which is a single-story, concrete construction, commercial building, constructed in 1935, located at 444 East Holt Boulevard. (APN: 1049-066-02); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of an Eligible historic resource, also known as Torley's Big Store, and located at 444 East Holt Boulevard, File No. PHP09-019, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: Torley's Big Store (historic name) is a single-story, concrete construction, commercial building, constructed in 1935 and is located at 444 East Holt Boulevard (APN: 1049-066-02) and is depicted in *Exhibit A: Aerial Photograph*, attached. The property is listed on the Ontario Register with a historic status of Eligible for local landmark designation.

(2) Project Background: On November 12, 2009, the Historic Preservation Subcommittee (HPSC) reviewed 28 properties included in the East Holt Boulevard Historic Property Survey (File No. PADV08-006) for historical significance, including the subject property, using the designation and tier criteria as defined in the Ontario Development Code (*Exhibit D: 2009 Tier Determination*). Based on the information presented at that time, the HPSC determined the subject property met the Tier II historic resources criteria finding that the resource was 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, and it was associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, State, or nation. The HPSC recommended approval to the Planning/Historic Preservation Commission (HPC). However, this recommendation did not move forward for a HPC decision.

In 2016, the Ontario Development Code was amended to allow the HPSC to review, approve, and make determinations for Tier I and II historic resources. Under the previous Development Code, the HPSC had the authority to make determinations for Tier III historic resources and make recommendations to the HPC for Tier I and II historic

resources. In moving forward with the Tier Determination request, a reevaluation of the historic resource was prompted.

(3) Architectural Description: The single-story commercial concrete block building located at 444 East Holt Boulevard is pictured in *Exhibit B: 444 East Holt Boulevard Site Photographs*. Constructed in 1935, the building has a rectangular plan and is approximately 14,000 square feet in size. The building has a barrel shape rolled composition roof topped with a series of massive equipment hoods that were installed in 1985. The facades have vertical bays characterized by concrete buttress columns that extend above the cornice. Each bay has multiple aluminum fixed pane windows. At each end is a double door entrance. A small addition has been made to the east elevation in 1958, featuring an arch entryway. A surface parking lot abuts the building on the east.

(4) 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.

The original Torley's Big Store was constructed in 1930 in the Gothic Revival architectural style, and is attached in *Exhibit B: 444 East Holt Boulevard Site Photographs*. It had an impressive central tower feature accentuated with neon and the front façade had "pull down" doors. On New Year's Eve 1935, the building was so severely damaged by a fire that it had to be completely removed. The rebuilt store was larger in size but did not have the same "high tower" as the original. Later in 1939, a permit was issued to install a glass storefront and a street door. A second store front remodel permit was issued in 1952. In 1976, Torley's Big Store closed its doors. Shortly after, the building became home to Patton's sales office until they relocated in 2009.

A review of the history of the property indicates that Torley's Big Store may be Ontario's first "big box" retail store. Torley's was the largest grocery store in the region. Torley's Big Store had a doughnut shop, restaurant, bakery, clothing department, and sold furniture, refrigerators, stoves, and appliances. According to the Daily Report, it was suggested by a long term employee that Torley's sold the first television set in Ontario. Torley's also sold chicken feed to local residents and, in return, purchased the eggs. Torley's served not just the local residents but also "mom and pop" stores. For many years Torley's Big Store was the center for retail and outlasted other stores such as Lucky Strike, A and P, and Safeway.

The significance of the building, in terms of its construction, is the operations and function for which it was constructed and not necessarily its architectural style. As such, Torley's

Big Store does not meet the architectural category as contained in the Tier criteria. However, it does meet one of the criteria in the history category. A Tier Determination record was completed for property and is attached as *Exhibit C: 2017 Tier Determination*.

PART II: RECITALS

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

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

WHEREAS, 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 March 9, 2017, 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, known as Torely's Big Store, meets the Tier III criteria as contained in Section 4.02.040.H.1 (Historic Resource Tiering Criteria) and as identified in the attached Tier Determination record.

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

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

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

APPROVED AND ADOPTED this 9th day of March, 2017.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

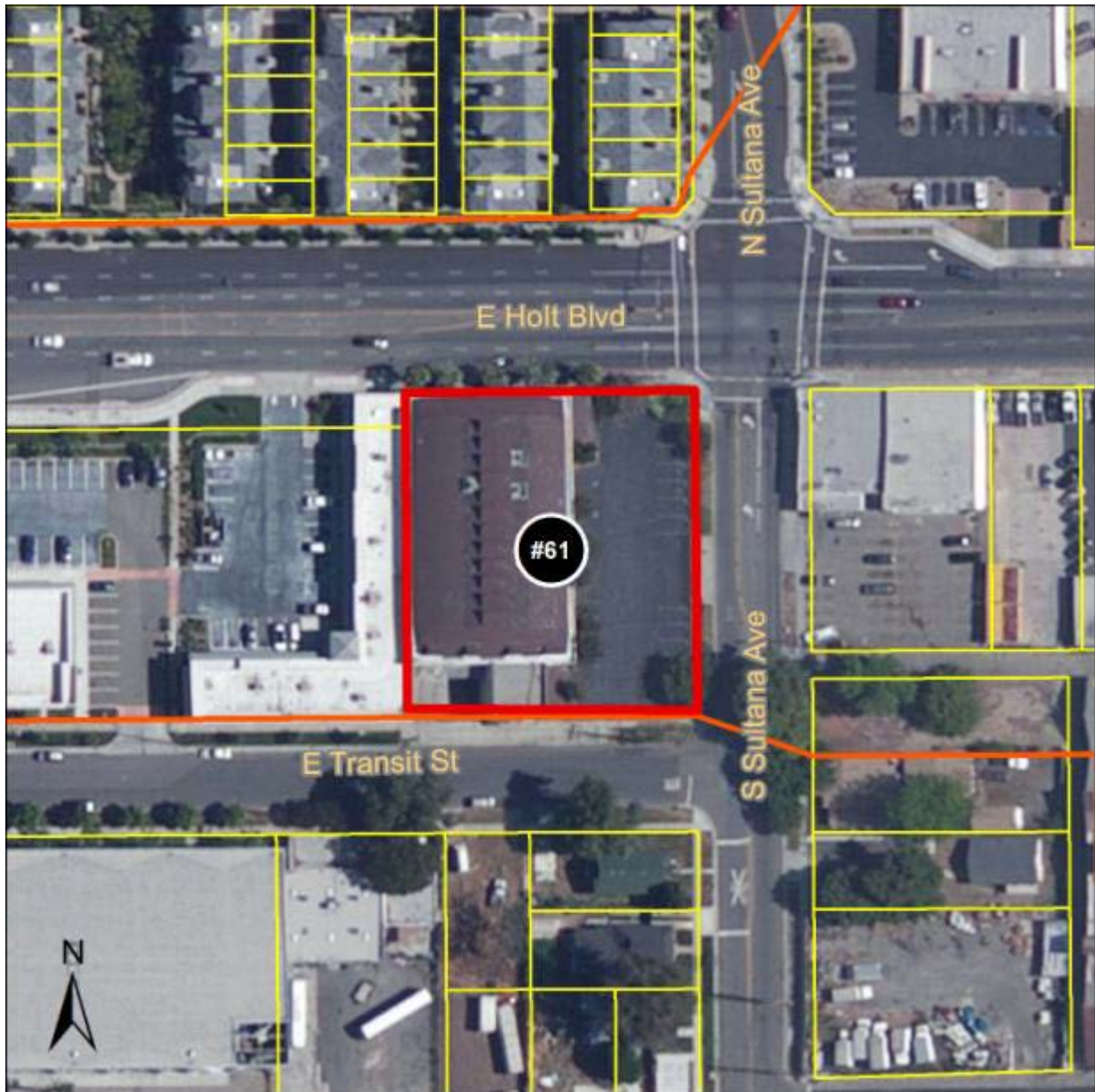
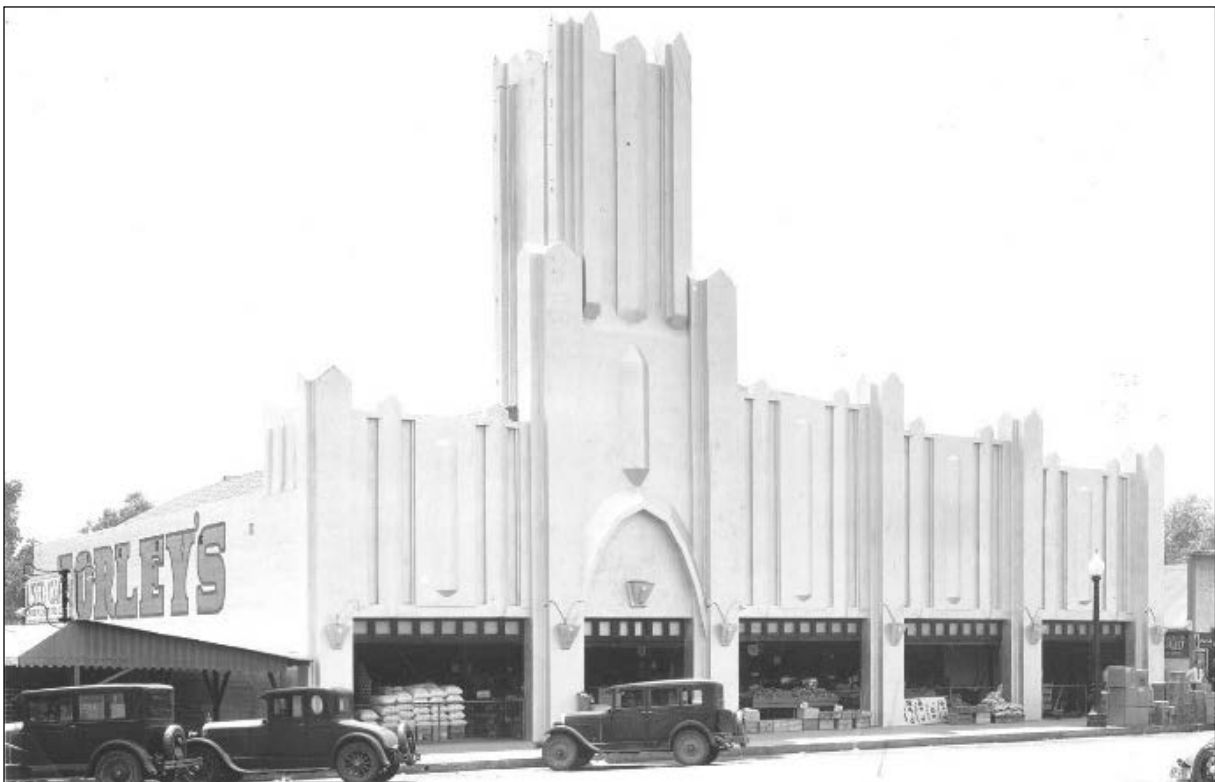


Exhibit B: 444 East Holt Boulevard Site Photograph

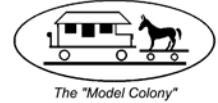


2016



1930

***Exhibit C:
2017 Tier Determination***



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: February 28, 2017

Location: 444 East Holt Blvd.
(Historic address: 416 East A Street)

Historic /Common Name: Torley's Big Store

APN: 1049-066-02

Description:



Decision Date:

File No.: PHP09-019

Decision Making Body: HPSC

Tier Determination:

Current Historic Status: Eligible

This 1935 single-story concrete commercial building is rectangular in plan and is approximately 14,000 square feet. It has an arched shaped composition shingle roof with a series of equipment containers centrally located in a row along the top. The building is treated with stucco. The front façade has four vertical bays distinguished by cement columns that extend just beyond the wall. Each bay has multiple aluminum fixed paned windows. At each end there is a double door entrance. There is a small addition located along the front façade on the east elevation constructed in 1958 (est.). This addition also has an arched pass through.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

Tier I – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:

- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
- A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

Tier II – Properties where demolition should be avoided. These properties must meet any of the following:

- Any property listed or determined eligible for listing in the National Register of Historic Places; or
- Any property listed or determined eligible for listing in the California Register of Historic Resources; or
- A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or

- A contributing structure in an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

This site was developed in 1930 by Torley's Big Store. The original building is described as having a "large tower" with neons and pull down doors. On New Year's Eve 1935, the building was so severely damaged by a fire that it had to be completely removed.

The rebuilt store was larger in size but did not have the same "high tower" as the original. Later in 1939, a permit was issued to install glass and a street door. A second store front remodel permit was issued in 1952. The date of the historic photo attached in this Tier Determination may have been a photo of the original Torley's Big Store.

Torley's Big Store appears to be Ontario's first "big box" retail store. There have been several storefront alterations and the equipment along the roof may have been added in 1985. In 1976, Torley's Big Store closed its doors. Shortly after, the building became home to Patton's sales office. The significance of the building, in terms of its construction, is the operations and function for which it was constructed and not necessarily it's architectural style.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.

- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

Torley's Big Store (Torley's Market) in Ontario was the third store opened by J. M. Torley and his son Ray. The other two stores were located in Pomona. Torley's was the largest grocery store in the region. Torley's Big Store had a doughnut shop, restaurant, bakery, clothing department, and sold furniture, refrigerators, stoves, and appliances. According to the Daily Report, it was suggested by a long term employee that Torley's sold the first television set in Ontario. Torley's also sold chicken feed to local residents and, in return, purchased the eggs. Torley's served not just the local residents but also "mom and pop" stores. For many years Torley's Big Store was the center for retail and outlasted other stores such as Lucky Strike, A and P, and Safeway.

During the Depression years, Torley lifted the community's spirits by donating vegetables at the end of each day, giving away meat and bread to those who needed it most, and hosting special events. Almost every weekend, Torley sponsored drawing contests, picnics, singing, dancing, and shows often times awarding hams, turkeys, and trophies as prizes. In 1945, Torley retired and his son formed a business partnership with others to continue the operation. In 1959, Torley's son retired and dissolved the partnership. The Mednick brothers, Sam and Harry, purchased the store. In 1976, Sam and an employee were wounded in a robbery at the store. While they both survived the gunshot wounds, the Brothers closed Torley's market after 46 years of service.

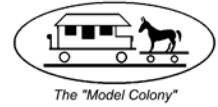
In 1985, Patton Sales (Patton Steel) headquarters moved into the building. Richard "Bud" Novack started his company in 1959 as a surplus steelyard in the Inland Empire. Novack was the eighth generation Californian whose family's scrap steel business dates back to the horse-and-buggy days. As the company grew it evolved into three separate divisions; 1) office furniture and supplies, 2) industrial tools and machinery, and 3) structural steel. In the Inland Empire, the market shifted from agricultural, specifically the dairies, to an urban environment. Patton's business shifted along with it to accommodate the growing office supply demand. Patton still operates in Ontario but no longer remains at this location.

Sources: City directories, Sanborn map, Daily Report (local paper), and city permit searches were completed for this property.

TIER DETERMINATION CONT.
Location: 444 E. Holt Street (416 East A Street)



***Exhibit D:
2009 Tier Determination***



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: February 12, 2009

Location: 444 East Holt Blvd.
(Historic address: 416 East A Street)

Historic /Common Name: Torley's Big Store

APN: 1049-066-02

Description:

Decision Date:

File No.: PHP09-019

Decision Making Body: PC

Tier Determination: Recommend Tier II by HPSC 11/12/2009

Current Historic Status: Eligible



This 1935 single-story concrete commercial building is rectangular in plan and is approximately 14,000 square feet. It has an arched shaped composition shingle roof with a series of equipment containers centrally located in a row along the top. The building is treated with stucco. The front façade has four vertical bays distinguished by cement columns that extend just beyond the wall. Each bay has multiple aluminum fixed paned windows. At each end there is a double door entrance. There is a small addition located along the front façade on the east elevation constructed in 1958 (est.). This addition also has an arched pass through.

- INDIVIDUAL PROPERTY** **HISTORIC DISTRICT**

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or

- Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

This site was developed in 1930 by Torley's Big Store. The original building is described as having a "large tower" with neons and pull down doors. On New Year's Eve 1935, the building was so severally damaged by a fire that it had to be completely removed.

The rebuilt store was larger in size but did not have the same "high tower" as the original. Later in 1939, a permit was issued to install glass and a street door. A second store front remodel permit was issued in 1952. The date of the historic photo attached in this Tier Determination may have been a photo of the original Torley's Big Store.

Torley's Big Store appears to be Ontario's first "big box" retail store. There have been several storefront alterations and the equipment along the roof may have been added in 1985. In 1976, Torley's Big Store closed its doors. Shortly after, the building became home to Patton's sales office. The significance of the building, in terms of its construction, is the operations and function for which it was constructed and not necessarily its architectural style.

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.

- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
- The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

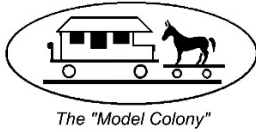
Torley's Big Store (Torley's Market) in Ontario was the third store opened by J. M. Torley and his son Ray. The other two stores were located in Pomona. Torley's was the largest grocery store in the region. Torley's Big Store had a doughnut shop, restaurant, bakery, clothing department, and sold furniture, refrigerators, stoves, and appliances. According to the Daily Report, it was suggested by a long term employee that Torley's sold the first television set in Ontario. Torley also sold chicken feed to local residents and, in return, purchased the eggs. Torley's served not just the local residents but also "mom and pop" stores. For many years Torley's Big Store was the center for retail and outlasted other stores such as Lucky Strike, A and P, and Safeway.

During the Depression years, Torley lifted the community's spirits by donating vegetables at the end of each day, giving away meat and bread to those who needed it most, and hosting special events. Almost every weekend, Torley sponsored drawing contests, picnics, singing, dancing, and shows often times awarding hams, turkeys, and trophies as prizes. In 1945, Torley retired and his son formed a business partnership with others to continue the operation. In 1959, Torley's son retired and dissolved the partnership. The Mednick brothers, Sam and Harry, purchased the store. In 1976, Sam and an employee were wounded in a robbery at the store. While they both survived the gunshot wounds, the Brothers closed Torley's Market after 46 years of service.

In 1985, Patton Sales (Patton Steel) headquarters moved into the building. Richard "Bud" Novack started his company in 1959 as a surplus steelyard in the Inland Empire. Novack was the eight-generation Californian whose family's scrap steel business dates back to the horse-and-buggy days. As the company grew it evolved into three separate divisions; 1) office furniture and supplies, 2) industrial tools and machinery, and 3) structural steel. In the Inland Empire, the market shifted from agricultural, specifically the dairies, to an urban environment. Patton's business shifted along with it to accommodate the growing office supply demand. Patton is still operates in Ontario but no longer remains at this location.

Sources: City directories, Sanborn map, Daily Report (local paper), and city permit searches were completed for this property.





Historic Preservation Subcommittee

March 9, 2017

DECISION NO:

FILE NO: PHP09-020

DESCRIPTION: A request for a Tier Determination of an Eligible historic resource, also known as the Jacob Lerch House, which is a 2-story, single family residence, constructed in 1901(est.) in the Shingle style of architecture and located at 541 East Holt Boulevard. (APN: 1048-523-17); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of an Eligible historic resource, also known as the Jacob Lerch House, located at 541 East Holt Boulevard, File No. PHP09-020, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The Jacob Lerch House is a 2-story, single-family residence constructed in 1901 in the Shingle architectural style and is located at 541 East Holt Boulevard (APN: 1048-523-17) and is depicted in *Exhibit A: Aerial Photograph*, attached. The property is listed on the Ontario Register with a historic status of Eligible for local landmark designation, as well as eligible for listing on the National Register of Historic Places, as determined through a recent survey.

(2) Project Background: On November 12, 2009, the Historic Preservation Subcommittee (HPSC) reviewed 28 properties included in the East Holt Boulevard Historic Property Survey (File No. PADV-08-006) for historical significance, including the subject property, using the designation and tier criteria as defined in the Ontario Development Code. Based on the information presented at that time, the HPSC determined the subject property met the Tier II historic resources criteria and is attached in *Exhibit C: 2009 Tier Determination*. The HPSC recommended approval to the Planning/Historic Preservation Commission (HPC). However, this recommendation did not move forward for a HPC decision.

In 2016, the Ontario Development Code was amended to allow the HPSC to review, approve, and make determinations for Tier I and II historic resources. Under the previous Development Code, the HPSC had the authority to make determinations for Tier III historic resources and make recommendations to the HPC for Tier I and II historic resources. In moving forward with the Tier Determination request, a reevaluation of the historic resource was prompted.

(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.

An updated Tier Determination record for the Jacob Lerch House is attached to this Decision as *Exhibit B: 2017 Tier Determination*. Upon reevaluation of the property, the previous Tier II historic resource recommendation remains valid.

PART II: RECITALS

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

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

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

WHEREAS, on March 9, 2017, 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 Jacob Lerch House, located 541 East Holt Boulevard, meets the Tier II criteria as identified in the attached Tier Determination record.

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

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

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

APPROVED AND ADOPTED this 9th day of March 2017.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

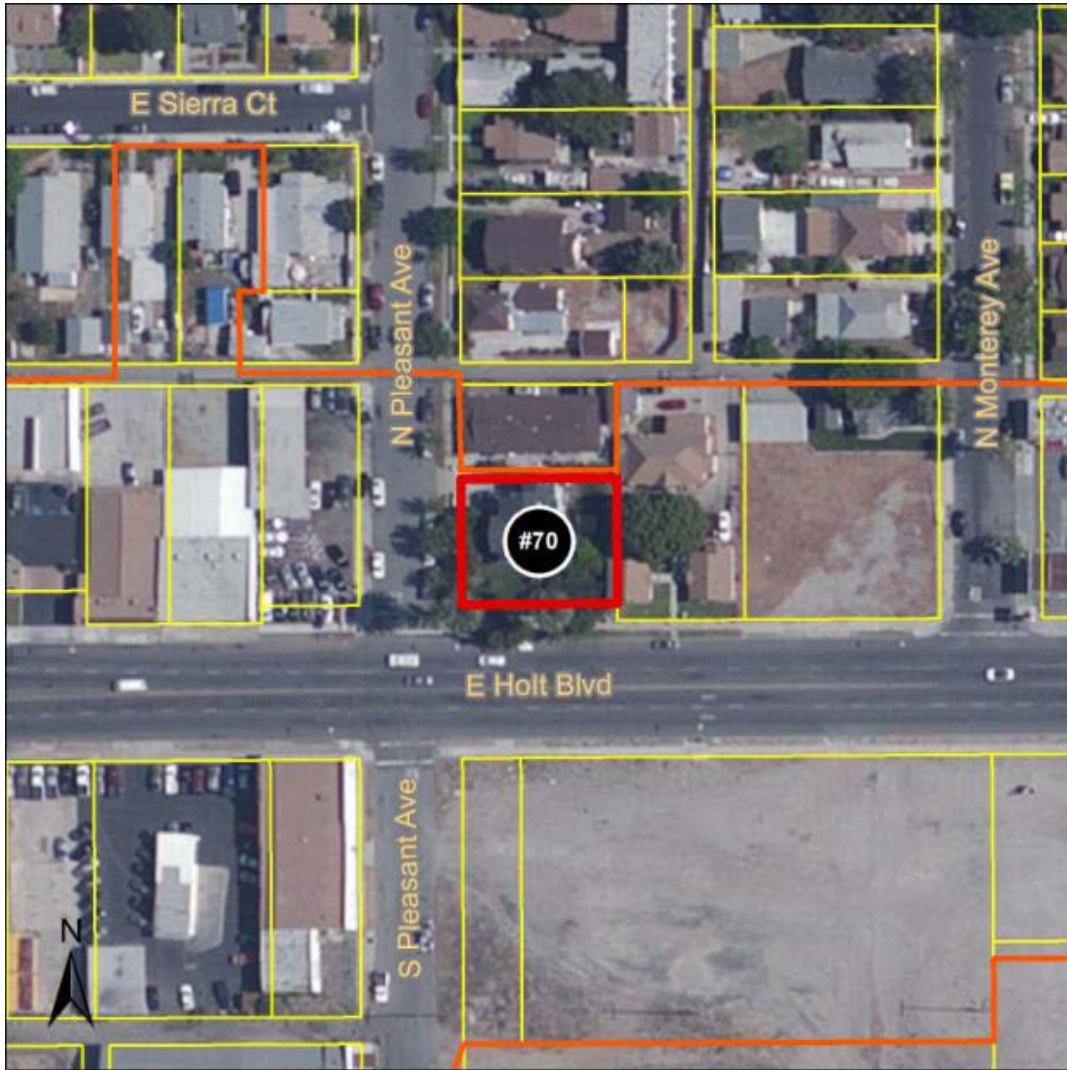
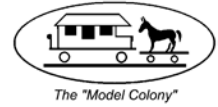


Exhibit B: 2017 Tier Determination



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: February 28, 2017

Location: 541 East Holt Blvd.

Historic /Common Name: Jacob Lerch House

APN: 1048-523-17

Description:



Built in 1901 for Jacob Lerch, this large two-story Shingle (Victorian Era) home has an irregular plan. Character defining features include the multiple roof planes (gambrel, shed, and dormers), decorative wood vents, exposed rafter tails, classical wood columns, uncut stone bases, wraparound porch, brick chimney, and wood siding (shingle and narrow horizontal). The property is covered with lush, mature landscaping and is surrounded by a picket fence. Alterations are evident but don't adversely impact this resource

Decision Date:

File No.: PHP09-020

Decision Making Body: HPSC

Tier Determination:

Current Historic Status: Eligible

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

Tier I – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:

- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
- A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

Tier II – Properties where demolition should be avoided. These properties must meet any of the following:

- Any property listed or determined eligible for listing in the National Register of Historic Places; or
- Any property listed or determined eligible for listing in the California Register of Historic Resources; or
- A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
- A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

This is one of the few remaining grand Victorian era homes located along Holt Blvd. The majority of decorative features and elements are still present and convey its architectural significance. This resource has a moderate to high level of integrity.

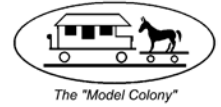
History (Check all that apply)

- 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:

Jacob Lerch was an early Ontario businessman most commonly known for constructing a local theater at 122 N. Euclid Ave.

Exhibit C: 2009 Tier Determination



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: February 12, 2009

Location: 541 East Holt Blvd.

Historic /Common Name: Jacob Lerch House

APN: 1048-523-17

Description:

Decision Date:

File No.: PHP09-020

Decision Making Body: PC

Tier Determination:

Current Historic Status: Eligible



Built in 1901 for Jacob Lerch, this large two-story Shingle (Victorian Era) home has an irregular plan. Character defining features include the multiple roof planes (gambrel, shed, and dormers), decorative wood vents, exposed rafter tails, classical wood columns, uncut stone bases, wraparound porch, brick chimney, and wood siding (shingle and narrow horizontal). The property is covered with lush, mature landscaping and surrounded by a picket fence. Alterations are evident but don't adversely impact this resource

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

Tier I – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:

- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
- A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

Tier II – Properties where demolition should be avoided. These properties must meet any of the following:

- Any property listed or determined eligible for listing in the National Register of Historic Places; or

- Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

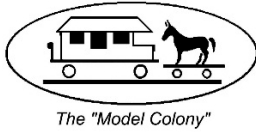
This is one of the few remaining grand Victorian era homes located along Holt Blvd. The major of decorative features and elements are still present and convey its architectural significance. This resource has a moderate to high level of integrity.

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:

Jacob Lerch was an early Ontario businessman most commonly known for constructing a local theater at 122 N. Euclid Ave.



Historic Preservation Subcommittee

March 9, 2017

DECISION NO:

FILE NO: PHP09-031

DESCRIPTION: A request for a Tier Determination of an Eligible historic resource, also known as the Cucamonga Valley Wine Company Building, which is a single-story, concrete block, warehouse building, constructed in 1929 and located at 1101 East Holt Boulevard. (APN: 1048-471-23); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of an Eligible historic resource, also known as the Cucamonga Valley Wine Company Building, located at 1101 East Holt Boulevard, File No. PHP09-031, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The Cucamonga Valley Wine Company Building is a single-story, warehouse building constructed in 1929 in the Art Deco architectural style and is located at 1101 East Holt Boulevard (APN: 1048-471-23) and is depicted in *Exhibit A: Aerial Photograph*, attached. The property is listed on the Ontario Register with a historic status of Eligible for local landmark designation.

(2) Project Background: On November 12, 2009, the Historic Preservation Subcommittee (HPSC) reviewed 28 properties included in the East Holt Boulevard Historic Property Survey (File No. PADV08-006) for historical significance, including the subject property, using the designation and tier criteria as defined in the Ontario Development Code. Based on the information presented at that time, the HPSC determined the subject property met the Tier II historic resources criteria and is attached in *Exhibit C: 2009 Tier Determination*. The HPSC recommended approval to the Planning/Historic Preservation Commission (HPC). However, this recommendation did not move forward for a HPC decision.

In 2016, the Ontario Development Code was amended to allow the HPSC to review, approve, and make determinations for Tier I and II historic resources. Under the previous Development Code, the HPSC had the authority to make determinations for Tier III historic resources and make recommendations to the HPC for Tier I and II historic resources. In moving forward with the Tier Determination request, a reevaluation of the historic resource was prompted.

(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.

An updated Tier Determination record for the Cucamonga Valley Wine Company Building is attached as *Exhibit B: 2017 Tier Determination*. Upon reevaluation of the property, the previous Tier II historic resource recommendation remains valid.

PART II: RECITALS

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

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

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

WHEREAS, on March 9, 2017, 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 Cucamonga Valley Wine Company Building, located 1101 East Holt Boulevard, meets the Tier II criteria as identified in the attached Tier Determination record.

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

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

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

APPROVED AND ADOPTED this 9th day of March 2017.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: 2017 Tier Determination

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: February 28, 2017
Location: 1101 East Holt Blvd.
Historic Name: Cucamonga Valley Wine Co. Building
APN: 1048-471-23
Description:

Decision Date:
File No.: PHP09-031
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible



Built in 1929, this 6,792 sf. Art Deco building is rectangular in plan. The roof is flat with an arched parapet on the primary façade. There is a small addition attached to the east portion of the building that is flush with the building wall. The primary façade has six symmetrically placed vertical concrete columns that are capped just beyond the top of the bays. There are a total of five bays; four windows and one recessed entrance with two windows. Three equally sized windows are symmetrically placed along the building façade and one smaller window is placed on the addition. The building is most likely constructed of concrete block and finished with a coat of stucco.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in an Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:

- Designated Historic Landmarks, or
- Contributing structures in a Designated Historic District, or
- Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The building's Art Deco architecture is simple with very little ornamentation. Although the building has been altered over the years to accommodate new uses, the alterations are relatively minor in nature and appear to be easily reversible. The windows have been replaced and were originally steel with a grid pattern. The service overhead door was removed on the primary façade and filled in to match the existing siding. There was a set of stairs that lead to a door opening on the addition portion that was also removed and filled in on the primary façade. The clay barreled tile roof caps were also removed. On the main entrance, the transom windows have been removed. The overall condition of the building is good.

Warehouse/industry buildings that were constructed of concrete similar to this building were once very common along Holt Blvd. and adjacent areas. There are approximately four other known buildings located on East Holt Blvd. that can be classified as this typology.

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:

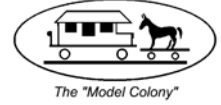
In 1929, Paul Walter, poultry rancher, hired the Campbell Construction Co. to construct this building as storage and warehouse use for his chicken and egg business. Walter had established his business as early as 1914 in Ontario. He was known to be the largest dealer of poultry and eggs in San Bernardino County.

By 1933, the Cucamonga Valley Wine Co. was established by Italy native Giovanni (John) Vai of Los Angeles. This building and location served as a winery and distillery for the company and should not be confused with the older "Cucamonga Winery," which was a separate winery business located in Cucamonga. Vai had gained wide spread recognition for the high quality El Camino Real and El Camino Rancho wines and brandies. He was also Vice President of Padre Winery (established in 1912) in Cucamonga which is now the Biane winery. In 1937, Vai, who was the sole owner and vintner, purchased the La Fourcade ranch located on Foothill Boulevard and Rochester in Cucamonga along with the 1,000 acre vineyard. This vineyard supplied the Company's grapes. In 1940, this building received approximately \$250,000 worth of investments to improve the building. With the investment, the holding capacity increased to 300,000 gallons of wine and 50 barrels of brandy. He also was able to provide employment at the winery to 15 persons during the vintage season and 8 full time. The Cucamonga Valley Wine Co. employed over 200 vineyard workers during the vintage season.

The association with the Cucamonga Valley Wine Co. also contributes to this building's significance and is representative of the City's viticulture industry that was so once prominent in this region.

Sources include DPR523 records, city directory, and newspaper articles. Further research and development of a Viticulture Industry Context for the City of Ontario is recommended to better understand, identify, document, and evaluate potential historic resources.

Exhibit C: 2009 Tier Determination



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: August 13, 2009

Location: 1101 East Holt Blvd.

Historic Name: Cucamonga Valley Wine Co. Building

APN: 1048-471-23

Description:

Decision Date:

File No.: PHP09-031

Decision Making Body: PC

Tier Determination: **Recommend Tier II by HPSC 11/12/2009**

Current Historic Status: Eligible



Built in 1929, this 6,792 sf. Art Deco building is rectangular in plan. The roof is flat with an arched parapet on the primary façade. There is a small addition attached to the east portion of the building that is flush with the building wall. The primary façade has six symmetrically placed vertical concrete columns that are capped just beyond the top of the bays. There are a total of five bays; 4 windows and one recessed entrance with two windows. Three equally sized windows are symmetrically placed along the building façade and one smaller window is placed on the addition. The building is most likely constructed of concrete block and finished with a coat of stucco.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.

- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The building's Art Deco architecture is simple with very little ornamentation. Although the building has been altered over the years to accommodate new uses, the alterations are relatively minor in nature and appear to be easily reversible. The windows have been replaced and were originally steel with a grid pattern. The service overhead door was removed on the primary façade and filled in to match the existing siding. There was a set of stairs that lead to a door opening on the addition portion that was also removed and filled in on the primary façade. The clay barreled tile roof caps were also removed. On the main entrance, the transom windows have been removed. The overall condition of the building is good.

Warehouse/industry buildings that were constructed of concrete similar to this building were once very common along Holt Blvd. and adjacent areas. There are approximately four other known buildings located on East Holt Blvd. that can be classified as this typology.

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.

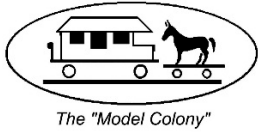
Explanation:

In 1929, Paul Walter, poultry rancher, hired the Campbell Construction Co. to construct this building as storage and warehouse use for his chicken and egg business. Walter had established his business as early as 1914 in Ontario. He was known to be the largest dealer of poultry and eggs in San Bernardino County.

By 1933, the Cucamonga Valley Wine Co. was established in by Italy native Giovanni (John) Vai of Los Angeles. This building and location served as a winery and distillery for the company. Vai had gained wide spread recognition for the high quality El Camino Real and El Camino Rancho wines and brandies. He was also Vice President of Padre Winery (established in 1912) in Cucamonga which is now the Biane winery. In 1937, Vai, who was the sole owner and vintner, purchased the La Fourcade ranch located on Foothill Boulevard and Rochester in Cucamonga along with the 1,000 acre vineyard. This vineyard supplied the Company's grapes. In 1940, this building received approximately \$250,000 worth of investments to improve the building. With the investment, the holding capacity increased to 300,000 gallons of wine and 50 barrels of brandy. He also was able to provide employment to 15 persons during the vintage season and 8 regularly at the winery. The Cucamonga Valley Wine Co. employed over 200 vineyard workers during the vintage season.

The association with the Cucamonga Valley Wine Co. also contributes to this building's significance and is representative of the City's viticulture industry that was so once prominent in this region.

Sources include DPR523 records, city directory, and newspaper articles. Further research and development of a Viticulture Industry Context for the City of Ontario is recommended to better understand, identify, document, and evaluate potential historic resources.



Historic Preservation Subcommittee

March 9, 2017

DECISION NO:

FILE NO: PHP09-032

DESCRIPTION: A request for a Tier Determination of an Eligible historic resource, also known as the Fountaine Winery Building, which is a single-story, concrete block, warehouse building, constructed in 1927 (est.) and located at 1264 East Holt Boulevard. (APN: 0110-131-06); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request for a Tier Determination of an Eligible historic resource, also known as the Fountaine Winery Building, located at 1101 East Holt Boulevard, File No. PHP09-032, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The Fountaine Winery Building is a single-story, concrete block, warehouse building, constructed in 1927 (est.) and located at 1264 East Holt Boulevard (APN: 0110-131-06) and is depicted in *Exhibit A: Aerial Photograph*, attached. The property is listed on the Ontario Register with a historic status of Eligible for local landmark designation.

(2) Project Background: On November 12, 2009, the Historic Preservation Subcommittee (HPSC) reviewed 28 properties included in the East Holt Boulevard Historic Property Survey (File No. PADV08-006) for historical significance, including the subject property, using the designation and tier criteria as defined in the Ontario Development Code. Based on the information presented at that time, the HPSC determined the subject property met the Tier II historic resources criteria and is attached in *Exhibit C: 2009 Tier Determination*. The HPSC recommended approval to the Planning/Historic Preservation Commission (HPC). However, this recommendation did not move forward for a HPC decision.

In 2016, the Ontario Development Code was amended to allow the HPSC to review, approve, and make determinations for Tier I and II historic resources. Under the previous Development Code, the HPSC had the authority to make determinations for Tier III historic resources and make recommendations to the HPC for Tier I and II historic resources. In moving forward with the Tier Determination request, a reevaluation of the historic resource was prompted.

(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.

An updated Tier Determination record for the Fountaine Winery Building is attached to this Decision as *Exhibit B: 2017 Tier Determination*. Upon reevaluation of the property, the previous Tier II historic resource recommendation remains valid.

PART II: RECITALS

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

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

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

WHEREAS, on March 9, 2017, 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 Fountaine Winery Building, located 1264 East Holt Boulevard, meets the Tier II criteria as identified in the attached Tier Determination record.

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

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

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

APPROVED AND ADOPTED this 9th day of March 2017.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph



Exhibit B: 2017 Tier Determination

TIER DETERMINATION

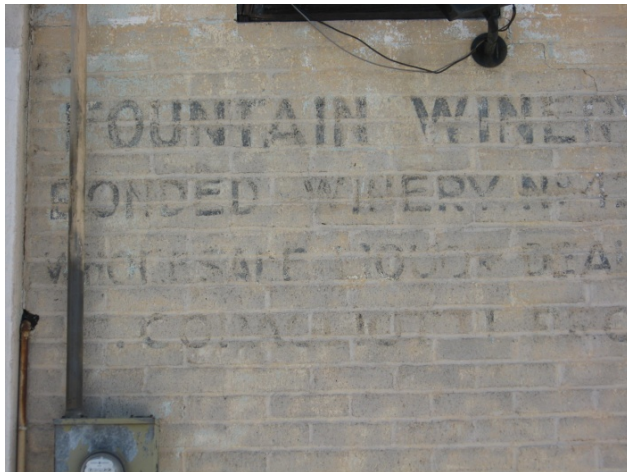
Date: February 28, 2017
Location: 1264 East Holt Blvd.
(1250 and 1310)
Historic Name: Fountain (Fountiane) Winery
APN: 110-131-06

Decision Date:
File No.: PHP09-032
Decision Making Body: HPSC
Tier Determination:
Current Historic Status: Eligible

Description:



Estimated to have been built in 1930's, this 4,400 square foot warehouse is rectangular in plan. The building has an arched roof with composition shingles and a stepped parapet on the primary street facing façade. Asian style (possible copper) roof vents are evenly spaced along the center ridge of the roof. Exposed rafters, from the interior wood trusses, are present below the eaves on the east and west elevations. The building is constructed of 4-inch painted concrete block. The east and west elevations of the building has symmetrically placed vertical concrete columns, between each block panel, that extend up to a concrete header. Vertical concrete columns and header exist on the rear elevation (south), with corrugated metal sheeting between the columns and below the roof arch. There are a total of 4 bay doors and 12 windows and one recessed entrance. The 12 equally sized recessed square casement windows are symmetrically placed along east and west elevations.



An 800 square foot addition, built around the late 1930's, is attached to the north face of warehouse building. The building is square in design with a hipped s-tile roof and exposed rafter tails below the eaves. The building is most likely constructed of concrete block and finished with a coat of stucco. The building has a front and side entrance and a total of 6 square windows (4 on the front and one each on the side elevations).

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The warehouse building is simple with very little ornamentation. There is one minor alteration to the originally building. A bay door was added at the east elevation to accommodate an auto use in the 1980’s. The overall condition of the building is good.

The front addition to the warehouse was designed in a Mediterranean architectural style and has several period features such as the hipped s-tile roof, exposed rafter tails, double hung windows and smooth stucco exterior finish. A few of the original windows have been modified, but overall the integrity of the building is moderate.

Warehouse/industry buildings that were constructed of concrete block similar to this building were once very common along Holt Blvd. and adjacent areas. There are approximately four other known buildings located on East Holt Blvd. that can be classified as this typology.

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:

In 1903, Mateo Coragliotti emigrated from Italy and settled in Guasti. Mr. Coragliotti worked a machinist for the Italian Vineyard Company. He lived in a company home on Peppertree Lane, with his wife Vitorria, and three children Lucy, Domenic and Fontaine. Fontaine, the youngest child, was employed by the Guasti market and worked his way up to butcher.

During the 1920's the Coragliotti family was saving money to purchase their own property to plant their vineyard. In 1925 they purchased eight acres on Milliken Avenue between G and 4th Street. They planted acres of grape cuttings. The grapes flourished and were harvested to make wine that they sold from their home.

In 1930, Fontaine married Louise Gaggino. In 1938, Fontaine and Louise moved to Ontario on East Holt Boulevard. There they purchased property and built a successful winery called The Fountain Winery. The Fountain Winery flourished until Fontaine and Louise retired in 1972 and resided at 530 Armsley Square. Fontaine died in 1974 and Louise in 1993.

The association with the Fountain Winery also contributes to this building's significance and is representative of the City's viticulture industry that was once so prominent in this region.

Further research and development of a Viticulture Industry Context for the City of Ontario is recommended to better understand, identify, document, and evaluate potential historic resources.

Exhibit C: 2009 Tier Determination

TIER DETERMINATION

Date: November 10, 2009
Location: 1264 East Holt Blvd.
(1250 and 1310)
Historic Name: Fountain (Fountiane) Winery
APN: 110-131-06

Decision Date:

File No.: PHP09-032

Decision Making Body: PC

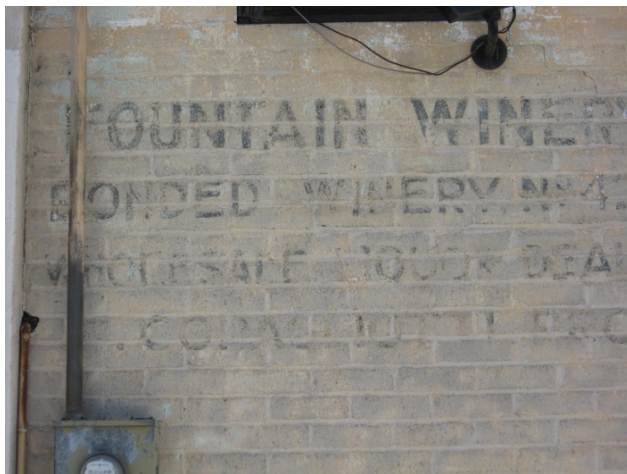
Tier Determination: Recommend Tier II by
the HPSC 11/12/2009

Current Historic Status: Eligible

Description:



Estimated to have been built in 1930's, this 4,400 square foot warehouse is rectangular in plan. The building has an arched roof with composition shingles and a stepped parapet on the primary street facing façade. Asian style (possible copper) roof vents are evenly spaced along the center ridge of the roof. Exposed rafters, from the interior wood trusses, are present below the eaves on the east and west elevations. The building is constructed of 4-inch painted concrete block. The east and west elevations of the building has symmetrically placed vertical concrete columns, between each block panel, that extend up to a concrete header. Vertical concrete columns and header exist on the rear elevation (south), with corrugated metal sheeting between the columns and below the roof arch. There are a total of four bay doors and 12 windows and one recessed entrance. The 12 equally sized recessed square casement windows are symmetrically placed along east and west elevations.



An 800 square foot addition, built around the late 1930's, is attached to the north face of warehouse building. The building is square in design with a hipped s-tile roof and exposed rafter tails below the eaves. The building is most likely constructed of concrete block and finished with a coat of stucco. The building has a front and side entrance and a total of 6 square windows (4 on the front and one each on the side elevations).

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

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 - A property listed on the City’s List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
 - Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City’s List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
 - Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

The warehouse building is simple with very little ornamentation. There is one minor alteration to the originally building. A bay door was added at the east elevation to accommodate an auto use in the 1980’s. The overall condition of the building is good.

The front addition to the warehouse was designed in a Mediterranean architectural style and has several period features such as the hipped s-tile roof, exposed rafter tails, double hung windows and smooth stucco exterior finish. A few of the originally windows have been modified, but overall the integrity of the building is moderate.

Warehouse/industry buildings that were constructed of concrete block similar to this building were once very common along Holt Blvd. and adjacent areas. There are approximately four other known buildings located on East Holt Blvd. that can be classified as this typology.

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:

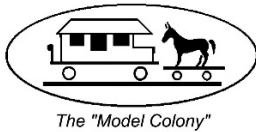
In 1903, Mateo Coragliotti emigrated from Italy and settled in Guasti. Mr. Coragliotti worked a machinist for the Italian Vineyard Company. He lived in a company home on Peppertree Lane, with his wife Vitorria, and three children Lucy, Domenic and Fontaine. Fontaine, the youngest child, was employed by the Guasti market and worked his way up to butcher.

During the 1920's the Coragliotti family was saving money to purchase their own property to plant their vineyard. In 1925 they purchased eight acres on Milliken Avenue between G and 4th Street. They planted acres of grape cuttings. The grapes flourished and were harvested to make wine that they sold from their home.

In 1930, Fontaine married Louise Gaggino. In 1938, Fontaine and Louise moved to Ontario on East Holt Boulevard. There they purchased property and built a successful winery called The Fountain Winery. The Fountain Winery flourished until Fontaine and Louise retired in 1972 and resided at 530 Armsley Square. Fontaine died in 1974 and Louise in 1993.

The association with the Fountain Winery also contributes to this building's significance and is representative of the City's viticulture industry that was so once prominent in this region.

Further research and development of a Viticulture Industry Context for the City of Ontario is recommended to better understand, identify, document, and evaluate potential historic resources.



Historic Preservation Subcommittee

March 9, 2017

DECISION NO:

FILE NO: PHP17-004

DESCRIPTION: A request to; 1] Rescind Tier Determination (File No. PHP09-030); and 2] Remove 2 single-story commercial buildings, a Tier III Eligible Historic Resource, from the Ontario Register located at 813 East Holt Boulevard and 817 East Holt Boulevard. (APN: 1048-512-13); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has made a request to 1] Rescind Tier Determination (File No. PHP09-030); and 2] Remove certain historic resources from the Ontario Register, File No. PHP17-004, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The parcel encompasses 2 historic buildings located at 813 and 817 East Holt Boulevard and are depicted in *Exhibit A: Aerial Photograph*, attached.

(2) Project Background: On November 12, 2009, the Historic Preservation Subcommittee (HPSC) reviewed 28 properties included in the East Holt Boulevard Historic Property Survey (File No. PADV08-006) for historical significance, including the subject property, using the designation and tier criteria as defined in the Ontario Development Code (*Exhibit C: 2009 Tier Determination*). Based on the information presented at that time, the HPSC determined the subject property met the Tier III historic resources criteria finding that the resources embodied distinguishing architectural characteristics of a style, type, period, or method of construction.

Since the Tier Determination in 2009, additional research of the property revealed that the development of the site was not as it appeared during the 2009 evaluation. This discovery has prompted reevaluation of the property. The Development Code establishes a procedure by which a historic resource may rescind or amend its assigned status, including a Tier Determination or an Eligibility Determination, upon reevaluation.

(3) Architectural Description: There are 2 commercial concrete block buildings located at 813 and 817 East Holt Boulevard and pictured in *Exhibit B: 813 and 817 East Holt Boulevard Site Photographs*. The building at 813 East Holt Boulevard was built in 1953 and is constructed of concrete. It has an irregular floor plan, flat roof, and character-defining rounded façade, which also features storefront windows, aluminum-framed double glass doors and fieldstone wainscoting along the southeastern walls. A

canvas awning replaced the original stucco canopy in 1985. Four bollards are positioned in front of the southeast elevation, separating the building from the surface parking lot. There is an addition in the rear of the building. The building at 817 E. Holt Blvd was built in 1946 and is constructed of concrete block. It has a flat roof and four large garage bays. The southwest corner is rounded and at one time had storefront windows that have since been permanently filled in, and a personnel door. Based on a review of historic aerial photos, the rear back portion (north) has an addition that appears to have been made between 1946 and 1948. Both buildings were constructed for automotive uses.

Exterior alterations that were present during the 2009 evaluation include removal of a cantilevered metal awning along the storefront, the enclosure of window openings and the additions constructed at the rear of each building. The fieldstone wainscoting along the southeastern wall of 813 E. Holt Blvd. has been added since the 2009 evaluation. The Tier Determination completed in 2009 identified the commercial buildings' integrity as low to moderate.

(4) Evaluation: The 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 shall evaluate the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code. Additionally, the Development Code allows for the rescinding of a Tier Determination from the Ontario Register if new information compromises the significance of a historic resource.

At the time of the 2009 Tier Determination, it had appeared that the buildings were constructed at the same time in 1947. However, evidence demonstrates a 7-year gap between construction dates of the buildings. Based on the most recent research utilizing aerial photography and local newspaper press, the auto repair facility building at 817 E. Holt Blvd and a gas service station were present on the site when the auto showroom building at 813 E. Holt Blvd. was constructed in 1953. It is likely that the gas station (now demolished) was compatible in style with the automotive related buildings.

Over time, the gas station located between the other two automotive-related buildings was demolished (between 1959 and 1966; some evidence of its one-time presence is still discernible today in the concrete) and the building at 813 E. Holt Blvd. was transformed into a laundry facility by 1967. The building at 817 E. Holt Blvd. has remained an automotive facility since its beginning, albeit under different owners. A review of the history of the parcel did not lead to a conclusion that it has direct association with important events at the local, state or national level. Research did not reveal the names of any persons important in our past to be associated with the parcel, and therefore it does not appear to be eligible. Finally, the integrity of the entire parcel, which in its historic period had three automotive-related properties, only has one functioning in that same capacity today. Therefore, the property no longer contains enough of the original architectural features or site design to be associated with a particular style, to meet the

designation criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code.

PART II: RECITALS

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

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

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

WHEREAS, on March 9, 2017, 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

(2) Since the Tier Determinations in 2009 additional research of the property revealed that the development of the site was not as it appeared and that the alterations have resulted in a loss of integrity for both commercial buildings. The alterations, including the demolition of the gas station, compromise the significance of the historic resource.

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 commercial buildings no longer contain enough of the original architectural features to be associated with a particular style, to meet the designation

criteria as contained in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Development Code; and

(2) Information since the last evaluation compromises the significance of the historic resources. The historic resources have had several alterations that no longer make them one of the finest examples in the City of a particular style to meet the Tier III criteria as contained in Section 4.02.040.H.1 (Historic Resource Tiering Criteria).

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

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 9th day of March, 2017.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

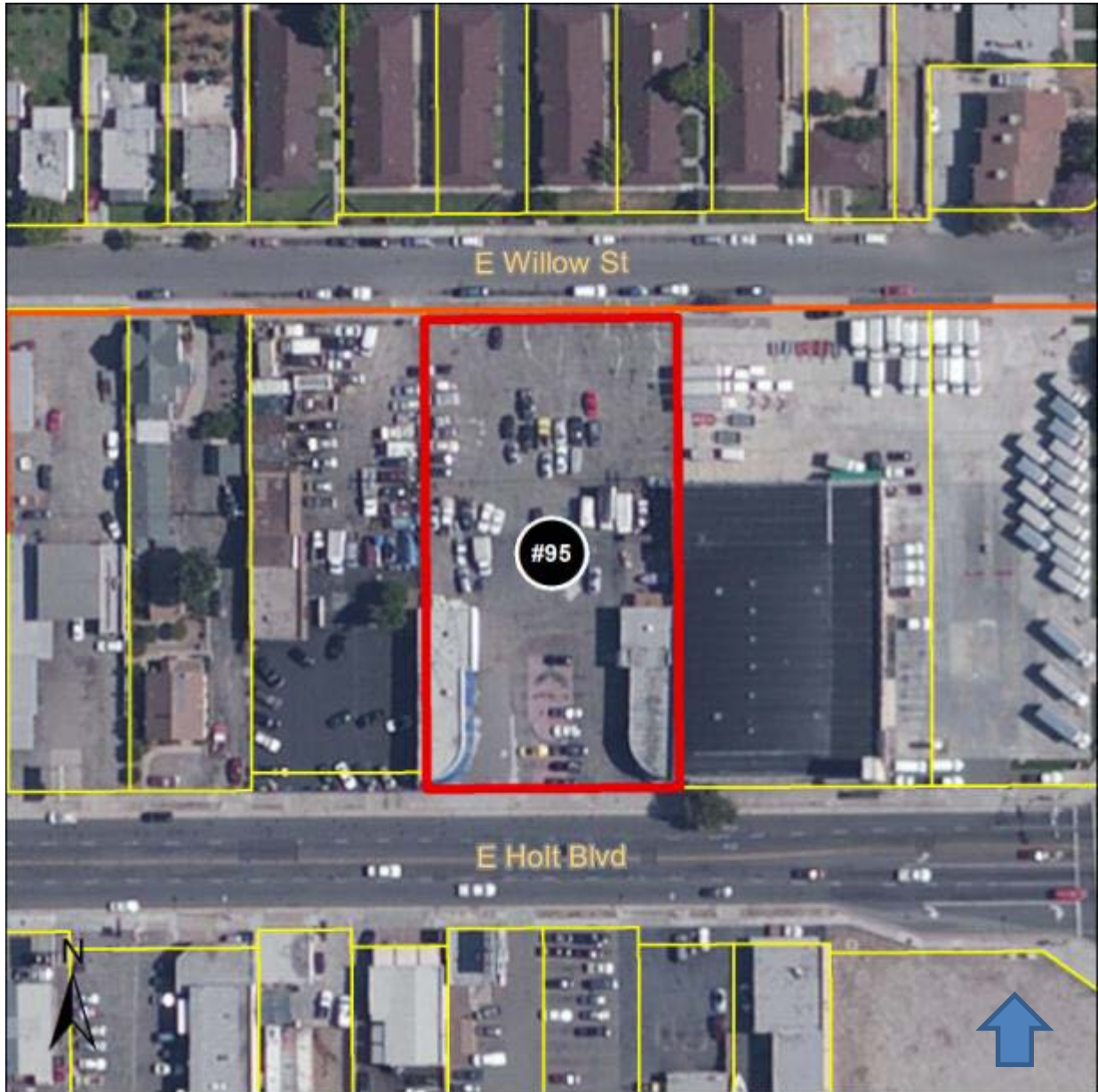
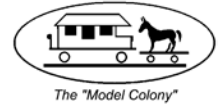


Exhibit B: 813 and 817 East Holt Boulevard Site Photographs



***Exhibit C:
2009 Tier Determination***



HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION

TIER DETERMINATION

Date: February 12, 2009
Location: 813 & 817 East Holt Blvd.
Historic Name:
APN: 1048-512-13
Description:

Decision Date: 11/12/2009
File No.: PHP09-030
Decision Making Body: HPSC
Tier Determination: Tier III
Current Historic Status: Eligible



This Streamline Moderne commercial building was constructed in 1947 est. of concrete brick. It is irregular in plan. It has a series of large fixed window panels and a glass double entry doors. The front window has been covered with plywood, the metal awning was removed, and the stone on the building base has been painted blue. There is an addition on the rear of the building.



This Streamline Moderne commercial building was constructed in 1947 est. of concrete brick. It is irregular in plan. It has two service bays, one of which was added later, and a single door entry on the front that was altered. The front window was filled in. There is an addition on the rear of the building.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.
- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.
- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation:

This property was developed with two buildings that replicate each other's footprint, construction material, and architectural style. Alterations to the building on the west side of the property include the addition on the rear, the window closure on the front, window and door replacement, and the cantilevered stucco awning was removed and replaced with a canvas awning. The integrity of the building is low to moderate.

The building on the east side of the property has had extensive alterations including window closure, window bays that were altered to accommodate garage service bays, the addition on the rear, and double entrance door was replaced with a solid paneled single door. The integrity of this building is low. However, the property conveys its historical significance derived by its buildings placement on the lot and the relationship to the street as a typical garage and showroom motor court.

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:

***Exhibit D:
Draft DPR523 Survey Record
(West Valley Connector Project)***

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI #
	Trinomial NRHP Status Code 5S1
Other Listings Review Code	Reviewer
	Date

Page 1 of 5 *Resource Name or #: (Assigned by recorder) Map Reference No. 95

P1. Other Identifier: _____

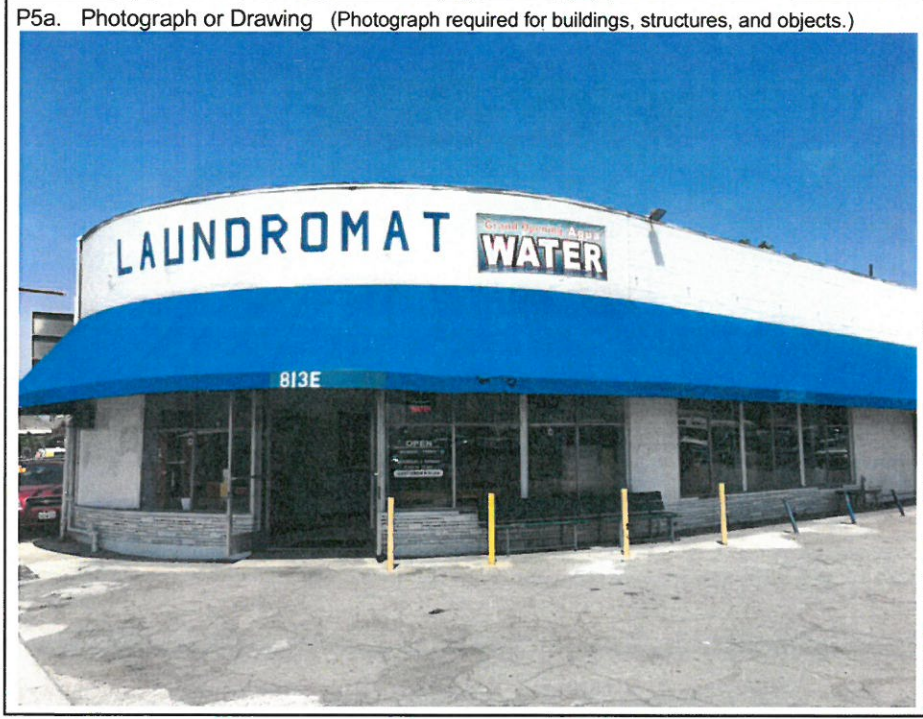
*P2. Location: Not for Publication Unrestricted
 *a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
 c. Address 813 & 817 E. Holt Boulevard City Ontario Zip 91761
 d. UTM: (Give more than one for large and/or linear resources) Zone __, __ mE/ __ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-13-0000

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

The parcel encompasses two buildings at 813 and 817 E. Holt Boulevard. The building at 813 E Holt Boulevard is of concrete block construction. It has a irregular floor plan with a flat roof with a character-defining rounded façade, which also features storefront windows, aluminum-framed double glass doors and fieldstone fenestration wainscoting along the southeastern walls. Canvas awning replaced the original stucco canopy in 1985. Four bollards are positioned in front of the southeast elevation, separating the building from the surface parking lot. An addition in the rear of the building may or may not be historic. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building



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

P5b. Description of Photo: (view, date, accession #) Facing North;
5/10/2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1947; 1953

*P7. Owner and Address:
Immanuel Property LLC
813 E Holt Boulevard
Ontario, CA 91761

*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,
Parsons. 3200 E Guasti Road,
Ontario CA 91761

*P9. Date Recorded: May 16,
2016

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historical Resources
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

*Attachments: NONE Location 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): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Map Reference No. 95 *NRHP Status Code 5S1
 Page 2 of 5

B1. Historic Name: None
 B2. Common Name: None
 B3. Original Use: Automotive-related B4. Present Use: Cleaners; misc.

*B5. Architectural Style: Elements of Streamline Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)
 The building at 813 E. Holt Blvd. was constructed in 1953, and the building at 817 E. Holt Blvd. was constructed in 1947, both originally for automotive uses. A gasoline station once stood between them. A notable alteration in the building at 813 Holt Blvd. was replacement of the original cantilevered stucco awning with a canvas type in the mid-1980s, and 817 Holt Blvd. has had the curvilinear storefront windows in the southwest façade covered since before 2009.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This parcel (1048-512-13) does not appear to be eligible for listing in the National Register of Historic Places. On the parcel are two buildings, 813 and 817 East Holt Boulevard, which are separated from one another by an asphalt surface parking lot. The building at 817 East Holt Boulevard dates its construction to 1946. It began as "East A Motors", an auto repair facility owned by Floyd L. Renfro and Cion C. Nokes. At that time, East Holt Boulevard was called East "A" Street. The building is visible in a 1946 aerial photograph. In a 1948 aerial photograph, two years later, a newer building has now appeared on the physical landscape, and located immediately west of the auto repair building at 817 East Holt Boulevard. Research identifies this as "East A Service", a gasoline service station owned by Jack A. Iniquez, and located at 815 A Street. Both buildings are identified in the 1948-49 Ontario city directory. At this time the building at 813 East Holt had not yet been constructed. It is neither in the directory (See Continuation Sheet).

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

*B12. References:
 Historicaerials.com; City of Ontario Building Permits; Ontario City Directories 1948-49, 1951, 1967; *San Bernardino County Sun*, January 15, 1953; U.S. Federal Census for 1930, 1940.

B13. Remarks:

*B14. Evaluator: Greg King, Parsons
 *Date of Evaluation: 8/8/2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

Page 3 of 5

P3a. Description Continued:

The building at 817 E. Holt Blvd was built in 1946 and is constructed of concrete block. It has a flat roof and four large garage bays. The southwest corner is rounded and at one time had storefront windows now permanently filled in, and a personnel door. The rear back portion (north) has an addition that appears to have been made between 1946 and 1948, based on a review of historic aerial photos.

*B10. Significance Continued:

or visible in 1948 aerial photographs.

Instead, evidence is that it was constructed in 1953, as the local press mentioned the City of Ontario had issued a permit to Jack Iniguez for the construction of an auto showroom and garage at 813 East Holt Boulevard. Likely it was compatible in style with the (now demolished) adjacent gas station (for which Iniguez also received a permit from the City to add a garage in 1953) and the adjacent auto repair facility and garage (currently identified as 817 E. Holt Blvd.). Jack Iniguez worked with his son Fernando, a mechanic at the East A Service Station, in 1949.

Therefore, though there is an impression that the buildings at 813 Holt Blvd. and 817 Holt Blvd. were constructed at the same time (in 2009 the City of Ontario gave an estimated year of 1947 for both, likely based on their visual similarity of Streamline Moderne design elements), there is actually a seven year time gap between the two construction dates.

Over time, the gas station located between the other two automotive-related buildings was demolished (between 1959 and 1966; some evidence of its one-time presence is still discernible today in the concrete) and the building at 813 E. Holt Blvd. was transformed into a laundry facility by 1967. The building at 817 E. Holt Blvd. has remained an automotive facility since its beginning, albeit under different owners.

A review of the history of the parcel did not lead to a conclusion that it has direct association with important events at the local, state or national level, so it does not appear eligible under Criterion A.

Research did not reveal the names of any persons important in our past to be associated with the parcel, and therefore it does not appear to be eligible under Criterion B.

The City of Ontario stated in its analysis in 2009 that both buildings had had additions made to their rear portions (and other changes, as well); the

CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

Page 4 of 5

building at 813 E. Holt Blvd. was judged as possessing low to moderate integrity and the building at 817 E. Holt Blvd. judged as possessing low integrity. Their integrity notwithstanding, the two buildings represent modest examples of the Streamline Moderne style as carried out in a commercial application with their curved wall façades, smooth stucco siding, and flat roofs. Notable alterations include replacement of the original cantilevered stucco awning with a canvas type on the 813 E. Holt Blvd. in the mid-1980s, and the 817 E. Holt Blvd. building has had the curvilinear storefront windows in the southwest façade covered since before 2009. Too, these buildings were constructed and designed at a relatively late stage (1947; 1953) for the Streamline Moderne style, which generally pre-dates the World War II period. Nor does either building appear to represent the work of a master architect or possess high artistic values. Finally, the integrity of the entire parcel, which in its historic period had three automotive-related properties, only has one functioning in that same capacity today. Therefore, the property does not appear to meet Criterion C.

Finally, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of commercial construction is otherwise well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated the buildings at 813 and 817 E. Holt Blvd as Tier III historical resources on November 12, 2009.¹ The City judged the buildings to be in the category as "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."

¹ City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 813 and 817 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered by the City.

CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

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P5b. Photographs Continued:



817 E. Holt Blvd, View northwest (June 2016).