

HPC RESOLUTION NO. 06-007

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA APPROVING A CERTIFICATE OF APPROPRIATENESS (MISC 05-490) TO DEMOLISH A CHURCH STRUCTURE BUILT BEFORE 1945 ON PROPERTY LOCATED AT 874 EAST ARROW HIGHWAY.

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, Tracy Vann has submitted an application for Certificate of Appropriateness (MISC 05-490) to allow the demolition of a church structure located at 874 East Arrow Highway;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13.F.8 of the Zoning Ordinance before approving a Certificate of Appropriateness for the demolition of any structure constructed before 1945;

WHEREAS, available records indicate that the structure was constructed in 1919;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on February 1, 2006, not less than thirty days before consideration by the Historic Preservation Commission;

WHEREAS, a notice of public hearing for the subject application was published on February 13, 2006 in local newspaper of daily circulation;

WHEREAS, there is no known documentation that links the structures with important events or persons significant in Pomona's history;

WHEREAS, the subject property is a modest church, which is not a significant structural or architectural achievement;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on March 1, 2006 concerning the requested certificate of appropriateness;

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing; and

NOW THEREFORE, BE IT HEREBY RESOLVED:

SECTION 1. Pursuant to Article 19, Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act, the Historic Preservation Commission has determined that this project is exempt from further CEQA review and documentation. CEQA Section 15301 exempts projects consisting of the demolition of a small commercial structure that is not

demonstrated to be historically or culturally significant resources. The Historic Preservation Commission hereby directs staff to file a Notice of Exemption for this project.

SECTION 2. Zoning Ordinance Section .5809-13 requires the Historic Preservation Commission to determine whether the structure meets any of the criteria for designation as a local historic landmark before approving a Certificate of Appropriateness for demolition of a pre-1945 structure. The Historic Preservation Commission hereby finds as follows:

1. *It does not exemplify or reflect special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

The City of Pomona Historic Resources Survey lists the subject structure as noncontributing. It was constructed around 1919 in a style that appears to be Colonial Revival. It has no special characteristics that distinguish it from other homes of the period located in the City. Moreover, the alterations made to the structure have eliminated any important architectural elements it may have possessed. The structure also does not exemplify any special elements of the City's history.

2. *The structure is not identified with persons or events significant in local, state, or national history.*

No evidence has surfaced that the structure can be identified with persons or events significant in local, state or national history. The previous occupants do not appear to have been either significant contributors to the local economy, or famous in any other manner.

3. *The structure does not embody distinctive characteristics of a style, type, period or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship.*

The structure at 874 East Arrow Highway does not have distinctive characteristics of the style, type, or period. The structure appears to be a significantly altered example of a Colonial Revival, and is characterized by a lack of significant distinctive architectural details that would distinguish it from other buildings of the same style and period. There are no indications of a distinctive method of construction used on the particular structure, or of any indigenous materials or craftsmanship used in the construction.

4. *The structure does not contribute to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development.*

The structure does not contribute to an historic district streetscape. The architectural character of the neighborhood has changed considerably over the past few decades. The neighborhood has evolved from a single-family, to a mixture of commercial and residential neighborhood. Therefore, the area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties.

5. *The structure is not the work of a notable builder, designer, landscape designer, or architect.*

The subject residence was built around 1919 and appears to be in the Colonial Revival style of architecture. No evidence has surfaced to indicate the original builder was a notable builder.

6. *The structure does not have a unique location or singular physical characteristics nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona.*

The structure is located on East Arrow Highway in a currently urbanized area of the City. The building was originally constructed as a single-family residence near the outer city limits at the time. However, the area currently is significantly urban with commercial uses across the street to the subject property. Because of the intensive urban development in the last few decades, the setting, feel, and character of the neighborhood have irreversibly changed. Therefore, the property does not have a unique established and familiar location or view.

7. *The structure does not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

While this structure is in good condition, it does not retain a significant architectural character, and does not possess any distinguishing details or structural and architectural innovations. It has some basic characteristics of structures of the period, such as the side-facing gambrel roof, but these features cannot be considered innovating, because they are not uncommon for buildings of the period.

8. *The structure is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

The structure has not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. This structure is a two-story church that was originally constructed as a residence around 1919, possessing no characteristics similar to other distinctive properties.

9. *The structure is not one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

The structure does not reflect significant geographic patterns of settlement and growth. It is located in a neighborhood comprised primarily of single-family residential and commercial buildings that are of a different era. The site does not involve any structures associated with transportation modes, park or community planning.

10. *It is one of the few remaining examples of the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen:*

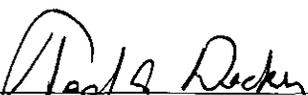
The structure does not possess an architectural style or characteristics that distinguish it from others of its kind. The subject structure is lacking key characteristics that are known in the Colonial Revival style. It is not one of a few remaining examples of its architectural type in the City, the region, or the state. There are examples of other Colonial Revival structures in the City.

SECTION 3. The Historic Preservation Commission hereby approves a Certificate of Appropriateness (MISC 05-490) to allow the demolition of a church structure located at 874 East Arrow Highway, subject to the following conditions:

1. Before issuance of a building permit for demolition of the existing structure, the applicant is encouraged to take those steps necessary to either (a) allow interested persons or organizations reasonable salvage opportunity or, (b) instruct the applicant's demolition contractor to salvage, rather than destroy, those historic elements found within the house.
2. The applicant shall document the structure photographically and present a copy of the record to the Special Collections Division of the Pomona Public Library.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED this 1st day of March 2006.



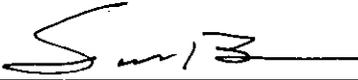
TAD DECKER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

for: 

MATTHEW BASSI
HISTORIC PRESERVATION COMMISSION
SECRETARY

APPROVED AS TO FORM:



SEAN BEEHLER
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Cerda, Rehmann, Kercheval, Robles, Hillman, Higgins and Decker
NOES: None.
ABSTAIN: None.
ABSENT: None.

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.