



Attachment No. 6

1060 W. MISSION BLVD

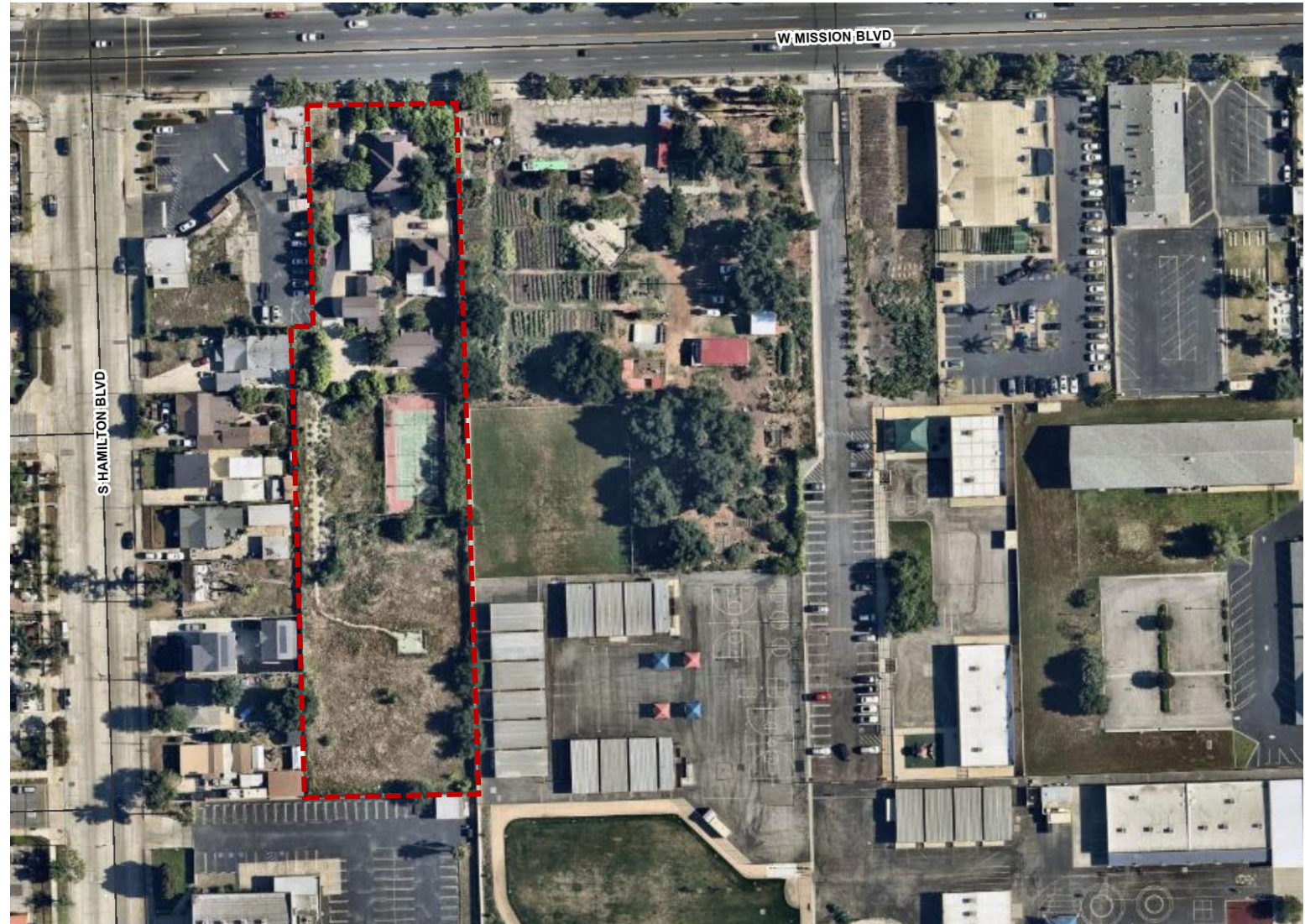
DHS-000357-2025, APL-000475-2025

APPLICANT: MILAD B. OUEIJAN

City Council Meeting – August 4, 2025

LOCATION

- + The property located in the southwest quadrant of the City along Mission Boulevard, east of Hamilton Boulevard and west of White Avenue on a site that is approximately 2.01 acres.
- + Is within Council District 2
- + The site has been developed with four residential dwelling structures and various accessory structures.



subject site



PREVIOUS ACTION

June 4, 2025



Item is taken to as a Discussion and one structure, the Colonial Revival structure, is deemed historic by Historic Preservation Commission on a 6-0-0-1 vote.

June 23, 2025



Applicant submits an appeal form for Historic Preservation Commission's decision.

August 4, 2025



Public hearing with City Council is held for a decision. Staff recommends upholding Historic Preservation Commission's decision.



SUBJECT SITE



subject site

SUBJECT STRUCTURE

Residential Structure 1

Colonial Revival Bungalow

- Only structure listed in the 1993 Citywide Historic Resources Survey.
- Listed as a potential City Landmark.
- Based on a visual survey of the structure today, the structure is in good condition and currently has a shed addition on the west elevation. This addition is not fully attached to the structure and has left the river-rock foundation and wood siding intact at the location of the addition.















HISTORIC LANDMARK DESIGNATION CRITERIA

Staff reviewed the National Register, California Register, and local designation Criteria, pursuant to Section 800.C.(a), for the following:

1. Architecture / Physical Features
2. Person(s) and Events Important in Our History
3. Archeology

ARCHITECTURE

COLONIAL REVIVAL ARCHITECTURE

1906

Character-defining features:

- Doric columns
- Centered Gable
- One-story
- Exposed Rafters.
- River-rock foundation
- Wood Siding
- Large Porch





ARCHITECTURE AND PHYSICAL FEATURES

- i. *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (Criterion 3 in previous ordinance).*

The Historic Preservation Commission determined that subject structure embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Therefore, the structure does meet this criterion.



ARCHITECTURE AND PHYSICAL FEATURES

ii. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion 7 in previous ordinance).

The Historic Preservation Commission determined that subject structure embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California.



ARCHITECTURE AND PHYSICAL FEATURES

iii .It is 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 (Criterion 10 in previous ordinance

The Historic Preservation Commission determined that subject structure, a Colonial Revival Bungalow from the early 1900s does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

IMPORTANT PERSONS OR EVENTS

i. *It exemplifies or reflects special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion 1 in previous ordinance).*

The Historic Preservation Commission determined that subject structure the exemplifies Colonial Revival Bungalow from the early 1900s and reflects architecture during the prewar period and marked the beginning of revivalism in Southern California.

Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.





PUBLIC NOTICING

A public hearing notice was published in the Inland Valley Daily Bulletin on Friday, July 25, 2025 and mailed to all owners of real property and occupants located within a minimum of 400-feet of the exterior boundaries of the property.



ENVIRONMENTAL REVIEW

- + Exempt per CEQA Section 15378(a)
- + Not considered a project.
- + No physical change to the environment is anticipated with the determination of historic significance



HISTORIC PRESERVATION COMMISSION FINDINGS

The Historic Preservation found that the Colonial Revival Bungalow satisfied the following four findings:

- 1) *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (Criterion 3 in previous ordinance).*
- 2) *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion 7 in previous ordinance).*
- 3) *It is 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 (Criterion 10 in previous ordinance).*
- 4) *It exemplifies or reflects special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion 1 in previous ordinance).*



STAFF RECOMMENDATION

- + **Uphold** the Historic Preservation Commission's determination
- + Deem the Colonial Revival Bungalow as **historic**
- + **Approve** attached Resolution No. 2025-99, subject to findings and conditions.

Or

Make findings that the structure is **not historic**.





THE DETERMINATION OF HISTORIC SIGNIFICANCE PROCESS

According Section 1190.C. of the Zoning and Development Code:

- "Any request to demolish a structure 50 years old or older requires review and an eligibility determination."

The DHS establishes the process an applicant would have to go through to review potential impacts to the resource.

- The DHS is the first step in the review of impacts to historic structures.
- If a historic structure is proposed for demolition, then a Certificate of Deconstruction is required and the project must comply with CEQA, which would typically require a focused EIR on the historic issue.
- The process allows the HPC (and Council) to evaluate if the loss of the historic resource is outweighed by the benefits of a new project.



CERTIFICATE OF DECONSTRUCTION

A certificate issued by HPC approving the demolition of a historic resource, a contributor to a historic district, or any primary structure legally constructed that is 50 years or older

Process includes:

- A discretionary application
 - Including a focused EIR
- HPC Public Hearing



GENERAL PLAN GOALS

Upholding Historic Preservation Commission's decision and determining that the exiting structure as historically significant would be consistent with the following General Plan goals for Historic Preservation:

- | | |
|--------------------|--|
| <i>Goals 7F:G8</i> | <i>Protect historic and cultural resources from demolition, inappropriate alterations, and incompatible development.</i> |
| <i>Goals 7F:G9</i> | <i>Promote public awareness of the history of Pomona and historic preservation in the City.</i> |