

RESOLUTION NO. 2022-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-018024-2022) FOR THE DEMOLITION OF PRE-1945 STRUCTURES LOCATED AT 548 AND 554 W. CENTER STREET (APN: 8340-030-006 & 8340-030-012)

THE CITY COUNCIL OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant, Ali Dashti, has submitted an application for Certificate of Appropriateness (MAJCOA-018024-2022) to allow for the demolition of a multifamily development located at 548 W. Center Street and one single family dwelling located at 554 W. Center Street (APN 8340-030-006 & 8340-030-012);

WHEREAS, available records indicate that the structures were constructed in approximately 1885 and 1895, respectively;

WHEREAS, the City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, identified the primary structures located on the subject property located at 548 W. Center Street as Italianate architecture and the subject property located at 554 W. Center Street as Folk Victorian;

WHEREAS, in accordance with Section .5809-13.F.8(b), all property owners directly adjacent to and across the street from the site were notified of the application on August 5, 2022 and on August 26, 2022, a copy of the public hearing notice was published in the Inland Valley Daily Bulletin;

WHEREAS, the Historic Preservation Commission shall first consider if the property would likely meet the criteria used in historic landmark designation as described in Section .5809-13.D of the Pomona Zoning Ordinance (PZO) to approve Major Certificate of Appropriateness (MAJCOA-018024-2021) for the demolition of any primary structure constructed before 1945;

WHEREAS, the Historic Preservation Commission finds that the subject properties meet one or more of the City of Pomona historic landmark designation, specifically Criteria Numbers 3 and 4, as described in Section 5809-13.D of the PZO, thus deeming the properties of historical significance;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on September 7, 2022 and October 5, 2022, concerning the requested Major Certificate of Appropriateness (MAJCOA-018024-2021) and carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing, and denied the applicant's request for the demolition of pre-1945 structures on a 4-3-0-0 vote;

WHEREAS, the applicant submitted an application to appeal the decision of the Historic preservation Commission to deny Major Certificate of Appropriateness (MAJCOA 18024-2022) for the demolition of pre-1945 structures at 548 and 554 W. Center Street;

WHEREAS, the City Council of the city of Pomona has, after giving notice thereof as required by law, held a public hearing on November 21, 2022, concerning the appeal of the denial of Major Certificate of Appropriateness (MAJOA 18024-2022);

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

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Pomona, California, as follows:

SECTION 1. The City Council hereby determines that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), no environmental determination is required for projects that will be rejected or disapproved by a public agency.

SECTION 2. Section .5809-13.F.8 of the PZO requires that it must be determined if the structures meet any of the criteria for designation as local historic landmarks before approving a Major Certificate of Appropriateness for demolition of any pre-1945 structure. The City Council hereby finds as follows:

1. *It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

There is no evidence that this property was the site of an event important in history; or that the property exemplified an important trend or pattern of development; or was a remnant feature representing early built resources from the period. While the properties may be a rare remaining example of early residential development in Spadra or Pomona as it may be a rare, remaining examples of some of the city's earliest residential development, the structures have been altered to the point that they lack integrity because the alterations and additions destroyed the massing, spatial relationships, proportion, and ornamentation features of the property. Therefore the property does not meet this criterion.

2. *The property is identified with persons or events significant in local, state, or national history.*

Based on staff's research of City directories and literature, there is no evidence creating an association with persons significant in our past, including early pioneers in the history of Spadra or Pomona; or a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the early community. Therefore the property does not meet this criterion.

3. *The property 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.*

Despite the properties having been altered, the properties are good or rare examples of architectural styles, property types, or methods of construction. The main volumes of each structure remain and any alterations, such as the application of stucco or the reconstruction of the original wooden porch with CMU block, can be either be removed, restored, or reconstructed back into original condition, therefore the structures meet this criterion.

4. *The property contributes 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 property is located in an area that could be historic based on the theme. The original 1993 Citywide survey identified a potential Center Street Historic District that ends with the house at the corner of Rebecca Street and Center Street. Though the survey evaluated properties west of the proposed boundary and chose not to include them in the historic district, the subject structures, which were approximately built in 1885 and 1895 respectively, could potentially be contributing to a future historic district should one be designated in this area. Staff visited the neighborhood and found that most of the homes west of the proposed district boundary are of a similar time period of the late Nineteenth Century, during the early years of Pomona's founding and development. The properties in questions possess integrity of design, materials, workmanship, and feeling, which, if the area was made an historic district, would potentially make them contributing resources. Therefore the properties meet this criterion.

5. *The property is the work of a notable builder, designer, landscape designer, or architect.*

The subject structures were approximately built in 1885 and 1895 with no identifiable builder. Based on staff's research, there is no evidence that this property is a distinctive work by a noted architect, landscape architect, builder, or designer. Therefore the property does not meet this criterion.

6. *The property has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona.*

Based on the history in the historic context and the location of the property, staff reviewed the criteria and determined that there is no evidence that the location of this property is unique or has singular physical characteristics, and that they are not a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona. Therefore, the property does not have a unique established and familiar location or view and does not meet this criterion.

7. *The property embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

While the property may embody elements of architectural design, detail, materials, or craftsmanship, since this house is one of several examples in Pomona, those elements do not represent a significant structural or architectural achievement or innovation. Therefore the property does not meet this criterion.

8. *The property is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

The property is similar to other properties from the same time period but there is no evidence that the similarity is based on a historic or cultural motif. In addition, there is no concentration of Italianate and Victorian Vernacular styles of architecture that would show a deliberate architectural motif being used instead of the random coincidence of choosing the same style of home to build or buy. Therefore the property does not meet this criterion.

9. *The property reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive example of park or community planning.*

There is no evidence that this property was the site of an event important in history; or that the property exemplified an important trend or pattern of development; or was a remnant feature representing early built resources from the period. In, addition, although the properties may be a rare remaining example of early residential development in Spadra or Pomona as it may be a rare, remaining examples of some of the city's earliest residential development, the structures have been altered to the point that they lack integrity because the alterations and additions destroyed the massing, spatial relationships, proportion, and ornamentation features of the property. Therefore the property does not meet this criterion.

10. *The property 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 properties may be one of the few remaining examples of early residential development in Pomona as it may be a rare, remaining examples of some of the city's earliest residential development, but they do not possess integrity of design, materials, workmanship necessary to possess any distinguishing characteristics of an architectural or historical type. Therefore the property does not meet this criterion.

SECTION 3. The City Council hereby denies the Major Certificate of Appropriateness (MAJCOA-018024-2021) demolition of a multifamily development located at 548 W. Center Street and one single family dwelling located at 554 W. Center Street.

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

APPROVED AND PASSED THIS 21ST DAY OF NOVEMBER, 2022.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Rosalia A. Butler, MMC
City Clerk

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on November 21, 2022 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rosalia A. Butler, MMC
City Clerk