

HPC RESOLUTION NO. 2023-007

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-020455-2023) TO ALLOW FOR THE DEMOLITION OF ONE (1) PRE-1945 STRUCTURE LOCATED AT 1573 N. ORANGE GROVE AVENUE.

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

WHEREAS, the applicant, Moe Kashe, has submitted an application for Certificate of Appropriateness (MAJCOA-020455-2022) to allow for the demolition of a single-family residential structure located at 1573 N. Orange Grove Avenue. (APN 8339-020-026);

WHEREAS, available records indicate that the structure was constructed in 1930;

WHEREAS, the City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, indicates that the subject residence was approximately constructed in 1930 in the revival architectural style. The subject structure was also afforded an "N/A" rating, indicating that the building does not have potential to be designated as a single historic structure or as part of a historic district;

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 May 24, 2023;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13.F.8 of the Pomona Zoning Ordinance (PZO) to approve Major Certificate of Appropriateness (MAJCOA-020191-2022) for the demolition of any primary structure constructed before 1945;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on June 07, 2023, concerning the requested Major Certificate of Appropriateness (MAJCOA-020455-2023); and

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 Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1, Section 15301 Categorical Exemption in that the project involves the demolition and removal of a single-family residence.

SECTION 2. Section .5809-13.F.6 of the PZO 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 Major Certificate of Appropriateness for demolition of a pre-1945 structure. The Historic Preservation Commission 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;*

The structure has been altered to the point where potentially character defining features no longer exist. The structure does not exemplify or reflect special elements related to the City's history, according to research conducted through City permits, directories and literature. Therefore the property does not meet this criterion.

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

Staff's research of City directories and literature did not indicate that the structures could be identified with persons or events significant in local, state or national history. 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.*

The structure has been classified as a vernacular bungalow, has been significantly altered and no longer embodies distinctive characteristics of a notable architectural style, type, period, or method of construction. The materials used in construction are not identified as indigenous materials and is not a unique example of craftsmanship. Therefore, the property does not 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 structure does not possess qualities that could contribute to the area. The general area is characterized by a high concentration of commercial properties to the north, west and east of the site; to the south, lies the Lincoln Park Historic District. It is important to note that the construction of Interstate 10 did impact formerly adjacent properties with much of the commercial development constructed following the establishment of the interstate in 1954. Given the impact of the interstate, the site is not part of a geographically definable area possessing a concentration of historic or scenic properties. In addition, the property is not located in an area identified as a potentially historic area based on previous surveys and the Citywide Historic Context Statement. Therefore the property does not meet this criterion.

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

The building permit for the subject dwelling identifies John Ziegler as the owner of the site at the time of construction. Staff's research found newspaper articles identifying John Ziegler as a local home builder during the period of construction, specializing in dwellings that would sell within the \$4,000-5,500 range with a sizable number located in the northeast region of Pomona. Research findings were limited to a handful of dwellings listed for sale and an advertisement for his real estate company. Given the information found on John Ziegler (albeit minimal), the site 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.*

The structure is located on N. Orange Grove Avenue, an area characterized by a mixture of commercial and residential uses within an urbanized area of the City. Due to urban development following the establishment of Interstate 10 in 1954, the setting, feel, and character of the neighborhood does not possess a familiar visual feature of a unified physical characteristic or a familiar visual feature. 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.*

The subject structure does not have discernable elements of notable architectural styles utilized during the time of construction. Given the lack of architectural details, staff considers the structure to fall under the "vernacular bungalow" style, which is defined as structures devoid of architectural details reminiscent of established architectural styles. In its current state, the structure shows evidence of significant alterations using materials and construction methods that are not representative of any notable architectural style, design, detail, material, etc. 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 subject structure has been found to be similar to the "vernacular bungalow" architectural style which was a moderately common style utilized during the time of construction. Structures of this type were typically built with minimal architectural detail and sold cheaply. Images available of the structure do show the presence of wood, multi-pane windows in the early 2000s, however the structure as it presently stands has been altered and any limited features are no longer present. 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.*

The subject structure does not reflect significant geographic patterns of settlement and growth as the neighborhood it is located in, is comprised of commercial uses to the north, west, and east and to the south is the Lincoln Park Historic District which is typically comprised of single-family residential properties. Although the site is adjacent to a significant example of a regional transportation mode, the subject site was not constructed in conjunction or in response to the highway which was built approximately 20 years after the SFR in question. 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 structure does not possess significantly intact elements akin to its architectural style or characteristics that distinguishes it from others of its kind. Therefore the property does not meet this criterion.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-020455-2023) to allow for the demolition of one structure with the following conditions:

1. This approval shall lapse and become void if the privileged authorized is not utilized through the issuance of a building permit for demolition and work has not commenced within one (1) year from the date of approval (June 07, 2024). The project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty (20) days by the applicant or other interested person. The appeal shall be filed with the City Clerk within twenty (20) days from the date of action by the Historic Preservation Commission.
2. 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 person or organizations a 30 day period for reasonable salvage opportunity or, (b) instruct the applicant's demolition contractor to salvage, rather than destroy, those historic elements found within the house.
3. 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 7th DAY OF JUNE, 2023.

CHARA SWODECK
HISTORIC PRESERVATION COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNs, LEED AP BD+C
HISTORIC PRESERVATION COMMISSION SECRETARY

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

AYES:
NOES:
ABSTAIN:
ABSENT:

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 California Code of Civil Procedure Section 1094.6.