



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: April 5, 2017

TO: Historic Preservation Commission

FROM: Planning Division

SUBJECT: Major Certificate of Appropriateness (MAJCOA 6175-2016) to allow for the demolition of one pre-1945 residence on a property located at 636 E. Grand Avenue.

SUMMARY

Issue - Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 6175-2016) 636 E. Grand Avenue to allow for the demolition of one single-story, single-family residence located at 636 E. Grand Avenue with a rating of noncontributing by the City of Pomona's Historic Resources Inventory?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 6175-2016), subject to conditions.

Applicable Codes and Guidelines –

- 1) Zoning Ordinance Section .5809-13 (Historic Preservation) adopted June 15, 1998
- 2) Historic Preservation Design Guidelines dated July 19, 1999

Public Noticing Requirements – At a minimum of thirty (30) days prior to the public hearing, notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

City Initiated Corrective Action – None.

Environmental Determination – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the demolition of one single-family residence meets the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301 (L.1) which allows for the demolition and removal of a maximum of three single-family residences.

BACKGROUND

The applicant, Michael You for BYLD Holdings, LLC, has submitted an application for a Certificate of Appropriateness to demolish a single-family residence. The residence was built before 1945 (circa 1936). The subject lot is located within a residential neighborhood that contains a mixture of a single-family residence and vacant land to the west, north, and south, and multi-family residences to the east. The project site is located on the south side of Grand Avenue, seven lots east of Palomares Street (Attachment 2). The City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, describes the building on the site addressed 636 E. Grand Avenue as "non-contributing" and in poor condition. The building does not possess architectural character and does not contribute to the historic streetscape.

The applicant is requesting to demolish the onsite structure in order to develop the site with a multi-family residential development project which will require review and approval by the City of Pomona's Planning Commission.

ANALYSIS

Code Requirements for Demolition

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance pertaining to Historic Preservation, all applications for demolition of structures built before 1945 shall first be considered for a Certificate of Appropriateness. Per Section .5809-13 of the Pomona Zoning Ordinance (PZO) staff sent notices on March 1, 2017, to the applicant, the owner of the subject property, and the property owners directly adjacent to and across the street from the subject site. In addition a notice of demolition and opportunity to relocate was published at least thirty days prior to this hearing and local historical groups were notified. To date, staff has received no correspondence with interest for relocation.

Description of Structure

The City of Pomona's Historic Resources Inventory, prepared in 1993 by Dianne Marsh, describes the structures addressed at 636 E. Grand Avenue as a building that is noncontributing. The survey describes the architectural style of the house as a California Bungalow.

The subject residence is located in the front half of the lot, approximately 90-feet back from the front property line. The residence has a rectangular building form and is sheltered with a gable roof. A permit was issued in 1977 for a laundry room addition at the front of the house. The residence features wood siding throughout the building with the exception of the laundry room addition. The majority of the windows appear to be aluminum. Rafter tails are provided along the side of the building roof eave. The structure lacks defining architectural details. The remainder of the project site sits vacant.

Historic Significance

The building lacks architectural character and it would not be considered contributing today. Furthermore, staff has conducted research on the property and has determined that the home cannot be identified with persons or events significant in local history.

Previous Owners/Residents

Building permit records show that a single-family dwelling at 20' by 36' structure was constructed in 1936 by C.A. Wicks, who is listed as the owner of the property. The earliest phonebooks available in the City of Pomona's Public Library for this property date back to 1937-1938 and have a reverse search directory that provides, through an address search, occupant name and occupation. The phonebook confirms that both Clarence (laborer) and Grace (musician) Wicks occupied the property jointly until 1940. Grace Wicks is solely listed in the phonebook directory from 1940 to 1951. Building records from 1977-1979 show that Cherie Buckmaster occupied the property during this period. There is no building permit activity on the subject site after 1979.

CONCLUSION

In summary, the residence located at 636 East Grand Avenue, identified as a California Bungalow architectural style by the City survey and described as too altered or not significant, does not possess architectural characteristics that reflect special elements of Pomona's architectural history. The structure does not embody a distinctive architectural style nor exemplifies the use of indigenous materials or craftsmanship. Furthermore, because the property has not been identified with a person that is significant in local history the residence does not meet any of the criteria used in historic landmark designation and its demolition would not cause a potentially significant impact to a historic resource.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission approve the attached resolution approving Major Certificate of Appropriateness (MAJCOA 6175-2016).

Respectfully submitted by:



Brad Johnson
Development Services Manager

Prepared by:



Nancy Lee
Associate Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Inventory Form, 1993
- 4) Site Photographs
- 5) Existing Site Plan (8 ½" x 11")

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