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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** December 6, 2017 (*Continued from November 1, 2017*)

**TO:** Historic Preservation Commission

**FROM:** Planning Division

**SUBJECT:** Major Certificate of Appropriateness (MAJCOA 6888-2017) to allow for the demolition of one pre-1945 residence on a property located at 152 W. Artesia Street

### SUMMARY

**Issue** - Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 6888-2017) to allow for the demolition of one single-story, single-family residence located at 152 W. Artesia Street with a rating of “non-contributing” 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 6888-2017), 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 least thirty days before the Historic Preservation Commission public hearing, the applicant, owners of property located directly adjacent to and across the street from the subject properties, Pomona Heritage, the Historical Society of Pomona Valley and other local preservation groups/preservationists were notified of the COA application and the opportunity to relocate the subject buildings, by first class mail on August 3, 2017 (Attachment 7).

**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, Pacific Spring LLC, has submitted an application for a Certificate of Appropriateness to demolish one single-story, single-family residence. The residence was built before 1945 (circa 1935). The subject lot is located within a transitional neighborhood that contains a mixture of single residences to the west and south and commercial uses to the north and east. The project site is located on the south side of W. Artesia Street, one lot west of N. Garey Avenue (Attachment 3). The City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, does not include the structure.

Based on building permit records, the structure was originally used as a residence. However, during the 1960's, the structure was used as an office. Business license history indicates that the property was used for medical and office uses at different times throughout the 1990's and 2000's. The current owner, Pacific Springs LLC, has owned the property since February 20, 2014. Since that time, the property has remained vacant.

The applicant is requesting to demolish the onsite structure due to ongoing property maintenance and security concerns. This request was previously heard by the Historic Preservation Commission at the September 6, 2017 meeting. At that meeting, the current condition of the interior and exterior of the structure was unclear based on photographs provided with the application and testimony provided by the applicant at the meeting. Therefore, the Commission requested current photographs of the property.

According to Michael DeArmey, representing the applicant, the subject property could potentially be used as a part of a larger development in association with one or both of the adjacent properties under common ownership. However, at this time, the applicant is proposing to demolish the structure and landscape the subject site to create a rear yard for the single-family residence to the west. The applicant has submitted a conceptual plan (Attachment 6) and is currently developing technical plans for Planning staff's review and approval.

Staff visited the property on September 7, 2017. The structure was found to be in extreme disrepair on the interior and exterior. There were broken windows that have been boarded up, broken stucco, and rotting wood trim. The majority of the interior had been damaged and there was an evidence of roof failure in several portions of the structure. (Attachment 4)

## **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 August 3, 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 does not include the subject structure. However, it appears to be of the Streamline Moderne architectural style. This is characterized by the smooth, rounded lines of the front building elevations and simple building materials.

The subject residence is located in the southwest corner of the lot approximately seven-feet back from the front property line. The residence has a mostly-square building form and is sheltered with a flat roof. It does not appear that the building has been altered or expanded and is in its original form. The residence features a raised foundation and is clad with stucco throughout the building. The entrance faces the north property line and is sheltered by a small porch. The majority of the windows appear to have been removed and replaced with aluminum sash sliding windows throughout. There are no garage or accessory structures present on the site.

City building permits show records for a detached two-car garage constructed in 1947. Recent aerial photographs do not show that this structure still exists on the site. City records do not show that demolition permits were issued for these structures.

### **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**

The earliest historic phonebooks available in the City of Pomona's Public Library for this property date back to 1934 and have a reverse search directory that provides, through an address search, occupant name and occupation. The phonebooks revealed that Robson and Margaret Black (business owner of General Pet Corporation) occupied the subject residence from as early as 1934. Thomas Fisher occupied the subject site in 1937. Building permit records indicate the following ownership history:

- Alice Leigh – 1937-1945
- L.O. Wadleigh - 1945
- Frances Chandler - 1947 - 1948
- George Lundahl – 1949-1952
- Rathburn and McCargar – 1959-1964
- James V. Hanson Jr. (Hanson and Sons Insurance) – 1965-1969
- J. Nicholas – 1977

The current property owners, Pacific Springs LLC, have owned the property since February 20, 2014.

## **CONCLUSION**

In summary, the residence located at 152 W. Artesia St. 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. The residence is described as the Streamline Moderne architectural style and does not currently possess any architectural characteristics that reflect special elements of Pomona's architectural history. Unfortunately, the interior and exterior of the structure have been greatly modified and do not appear to be in a condition that may be improved to exemplify the architectural style without a total reconstruction.

While the demolition of this structure is not part of a development plan of this property or of a larger development plan comprised of several abutting properties, the vacant site can be landscaped to create a rear yard for the single-family building to the west (under the same ownership). This will eliminate safety and aesthetic concerns along Artesia Street, while allowing for the potential for development of that property and/or adjacent properties to the east and west in the future.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving the Major Certificate of Appropriateness (MAJCOA 6888-2017).

Respectfully submitted by:

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Prepared by:

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Associate Planner

## **ATTACHMENTS:**

- 1) Draft HPC Resolution Approving MAJCOA 6888-2017
- 2) Draft HPC Resolution Denying MAJCOA 6888-2017
- 3) Location Map & Aerial Photo
- 4) Site Photographs Taken By Staff on September 7, 2017
- 5) Existing Site Plan (8 ½" x 11")
- 6) Proposed Conceptual Plan
- 7) Public Hearing Notice