



# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** April 4, 2018

**TO:** Historic Preservation Commission

**FROM:** Planning Division

**SUBJECT:** Major Certificate of Appropriateness (MAJCOA 5264-2016) to allow for the demolition of a pre-1945 single family residence on a property located at 734 West Eighth Street

### SUMMARY

**Issue -** Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 5264-2016) to allow for the demolition of a single family residence located at 734 West Eighth Street?

**Recommendation** – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 5264-2016), 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 individual small structures.

### BACKGROUND

The applicant, Susana Moreno, has submitted an application for a Certificate of Appropriateness to demolish a single-story residence. The house was built in 1890 according to Los Angeles

County Assessor records. The subject lot is located within a residential neighborhood, surrounding on all sides with residences in the R-3 Multi Family Residential zoning district. The project site is an interior lot located just west of Rebecca Street along Eighth Street.

The applicant is requesting to demolish the residence in order to develop the site with a residential development project which will require review and approval by the City of Pomona's Planning Division.

## **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 22, 2018, 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 Residence**

The City of Pomona's Historic Resources Inventory does not identify the residence at 734 West Eighth Street in its inventory. The 954 square foot residence is set back approximately 26-feet back from the front property line on a raised foundation with front steps. The residence has a rectangular building form with a 124 square foot front porch and is sheltered with a gable roof. The roof is tiled with composition shingles. The exterior walls are sided with stucco on all sides. The front windows are vinyl, and the side and rear windows are aluminum. A 490 square foot detached garage, 417 square foot structure used for laundry, and 280 square foot storage shed are located along the rear property line fronting a public alley. The residence and accessory structures lack defining architectural details. The front property line is lined with a wrought iron gate, the side property lines are lined with block walls, and the rear property line is lined with chain link fencing. There are no oak trees on the property.

### **Building Permit History**

Staff has completed a review of all building permit history on file with the Building and Safety Division. In 1947, a re-roofing was permitted. In 1952, a new foundation was permitted under the existing dwelling unit and porch, and a permit to re-side the dwelling unit with asbestos was permitted. In 1957, a bathroom addition was permitted; in 1963, a six foot high block wall was permitted and in 1987, a second re-roofing was permitted. Building permit history for all accessory structures were not found on record, however, as the Los Angeles County Assessor's lists the construction date at 1890, it's likely that the primary residence and garage pre-dated

official Building and Safety records. The breadth of permit activity on the project reflects significant changes to the property over the century.

### **Historic Significance**

The building lacks architectural character and it would not be considered contributing to a potential district today. Furthermore, staff has conducted research on the property and has determined that the structure cannot be identified with persons or events significant in local history so it wouldn't meet any landmark criteria.

### **CONCLUSION**

In summary, the residence located at 734 West Eight Street does not possess architectural characteristics that reflect special elements of Pomona's architectural history. The residence 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 5264-2016).

Respectfully submitted by:

Prepared by:

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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")