



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: August 1, 2018 – *continued from July 18, 2018*

TO: Historic Preservation Commission

FROM: Planning Division

SUBJECT: Major Certificate of Appropriateness (MAJCOA 9893-2018) to allow for the demolition of a pre-1945 single-story structure on a property located at 1265-1295 East Ninth Street

SUMMARY

Issue - Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 9893-2018) to allow for the demolition of a single-story structure located at 1265-1295 East Ninth Street?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 9893-2018), 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-story structure 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, Michael Chait, has submitted an application for a Certificate of Appropriateness to demolish a single-story structure. The structure was built in 1932 according to Los Angeles

County Assessor records. It was built as a residence but it is currently used as an office for the trucking company that occupies the property. The subject lot is located within an industrial neighborhood, surrounded on all sides with various businesses. The property, and those to the north, south and west, are in the M-1 Light Industrial zoning district. Properties to the east are in the M-2 General Industrial zoning district. The project site is an interior lot on the north side of Ninth Street, east of Reservoir Street; a railroad spur line abuts the easterly property line.

The applicant is requesting to demolish the building in order to develop the site with a warehouse project. That project does not require further review and approval by the City of Pomona's Planning Division.

BUILDING PERMIT HISTORY

1295 E. Ninth St.

1932: Single family dwelling built. Owner: Jean Chaldu

1948: Room addition constructed. Owner: Jeanne Chaldu

1265 E. Ninth St.

1932: Single family dwelling built. Owner: Jean Chaldu

1940: Room addition constructed. Owner: Jean Chaldu

1961: Service porch added, interior wall removed. Owner: Jeanne Chaldu

2007: Demolition permit issued. Owner: Silver & Hall Inc.

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 June 12, 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 identified the structure at 1295 East Ninth Street as a Spanish Eclectic Revival-style house in "good" condition (see attached form). The 1,375 square foot structure is approximately 8 feet from the front property line on a raised foundation with front steps and a small side courtyard. The structure has a rectangular building form with a gable roof of clay barrel tiles and terracotta vents. The exterior walls are plastered on all sides. Many of the windows are original wood windows, both double-hung and casement.

The Historic Resources Inventory identified a structure at 1265 East Ninth Street as a Craftsman-style house in “good” condition (see attached form). The house was built in 1932 and demolished in 2007.

Chain link fencing is installed along the property lines. There are no oak trees on the property.

Historic Significance

The remaining building on the property is an intact example of a Spanish Eclectic Revival-style house but it is not a unique or notable example. The structure cannot be identified with persons or events significant in local history and it doesn’t fall into any of the other Historic Landmark Designation Criteria outlined in the Zoning Code. Therefore, it does not meet the threshold for landmark designation.

The public hearing for this item was opened at the July 18, 2018 Historic Preservation Commission meeting. At that time the Commission had concerns about: not having enough photo documentation (both exterior and interior) to make a determination, not having the survey form from the City of Pomona’s Historic Resources Inventory, and not having researched the correct address to determine potential significant persons or events associated with the address. There were also questions as to whether or not local preservation groups had been notified of the opportunity to relocate and what happened to the house at 1265 East Ninth Street. In response, additional exterior and interior photos were included in this report as Attachment 4. Further research was conducted and staff was able to locate the survey form from the City of Pomona’s Historic Resources Inventory (Attachment 3) but no notable persons or events were identified with this property. Staff did discover that the meeting notice for July 18, 2018 was mailed to the adjacent property owners and occupants and published in the newspaper but was not mailed to local preservation groups as the last staff report detailed; they were notified by mail of this meeting. The only record the City has of the demolition of 1265 East Ninth Street is a building permit for demolition in 2007. There appears to have been no Certificate of Appropriateness processed.

CONCLUSION

In summary, the structure located at 1295 East Ninth Street does not meet the threshold for landmark designation so it is not deemed to be of historical significance per Code. The applicant has offered to extend the 30-day period to 60 days for salvage opportunities and/or to donate the amount it would spend on demolishing the building to an entity that moves the entire structure.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission approve the attached resolution approving Major Certificate of Appropriateness (MAJCOA 9893-2018).

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ATTACHMENTS:

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