

## **HPC RESOLUTION NO.**

### **A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9893-2018) TO ALLOW DEMOLITION OF AN EXISTING STRUCTURE BUILT IN 1932 LOCATED AT 1295 EAST NINTH STREET**

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

**WHEREAS**, the applicant/owner, Michael Chait, has submitted a Major Certificate of Appropriateness (MAJCOA 9893-2018) to allow the demolition of a structure at a property located at 1295 E. Ninth Street;

**WHEREAS**, demolition of a structure built prior to 1945 requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the Historic Preservation Commission must make findings as described in Section .5809-13.F.6 of the Zoning Ordinance to approve a Major Certificate of Appropriateness for demolition of a structure built prior to 1945;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held public hearings on July 18 and August 1, 2018 concerning the requested Major Certificate of Appropriateness (MAJCOA 9893-2018); 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.** The Historic Preservation Commission hereby determines that, 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 maximum of one structure.

**SECTION 2.** Section .5809-13.F.6 of the Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The property is not landmark eligible and is not located in an historic district.

- b. The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

There is no existing or potential historic district.

- c. The proposed change is consistent with the architectural style of the building as specified in Section .5809-13 F 5 of the Zoning Ordinance.*

The property does not meet the threshold for landmark designation.

- d. The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

The onsite structure does not contribute to an historic streetscape. The architectural character of the neighborhood has changed over the past few decades. The neighborhood has evolved with ongoing improvement projects that have altered the overall historical context of the structures and historical streetscape. Therefore, the area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties.

- e. The structure is not the work of a notable builder, designer, landscape designer, or architect.*

The subject residence was built in approximately 1932 and the builder is not identified in City records.

- f. The structure does not have a unique location or singular physical characteristics nor is it 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 East Ninth Street in a currently urbanized area of the City. The area is developed with mostly industrial uses adjacent to the property. Because of the urban development throughout the last few decades, the setting, feel, and character of the neighborhood has irreversibly changed. Therefore, the property does not have a unique established and familiar location or view.

- g. The structure does not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

The structure does not possess architectural characteristics that reflect special elements of Pomona's architectural history. The structure does not exemplify the use of indigenous

materials or craftsmanship. The structure does not possess structural or architectural innovations.

- h. The structure is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

The subject structure has not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The structure is a simple structure constructed in 1932, possessing no characteristics similar to other distinctive properties.

- i. It does not reflect 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. It is located in an industrial area with buildings mostly of the modern era. The site does not involve any structures associated with transportation, park or community planning.

- j. It 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 an architectural style or characteristic that distinguishes it from others of its kind. It is not one of few remaining examples of its architectural type in the City, the region, or the estate.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 9813-2018) to allow for the demolition of one structure with the following conditions:

1. Before issuance of a building permit for demolition of the existing structure, the applicant shall take steps, necessary to either (a) allow interested person or organizations a 60-day period for reasonable salvage opportunity and/or (b) donate the amount it would spend on demolishing the building to an entity that moves the entire structure. If neither of those result in the preservation of the structure or significant elements of the structure, the applicant's demolition contractor shall salvage, rather than destroy, those historic elements found within the house.
2. The applicant shall document the structure photographically and present a copy of the record to the Special Collections Division of the Pomona Public Library and to the Pomona Historical Society.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 1<sup>st</sup> DAY OF AUGUST, 2018.**

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DEBRA MARTIN  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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EMILY STADNICKI  
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES)  
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 Sec. 1094.6 C.C.P.