



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: January 16, 2018

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10735-2018)**
Major Certificate of Appropriateness (MAJCOA 10735-2018) to allow for the demolition of a pre-1945 single family residence and warehouse on a property located at 650 S. Reservoir Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 10735-2018) to allow the demolition of a single-family residence and warehouse structure on a property located at 650 S. Reservoir Street, subject to conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	650 S. Reservoir Street.
Assessor's Parcel Number (APN)	8327-012-005
Lot Size	16,089 sf (0.37 acres)
General Plan Land Use Designation	Workplace District Edge
Zoning District	M-1, Light Industrial
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan, East Mission Blvd WorkPlace Expansion Zone
City Council District	District 3
Applicant	Michael Chait
Property Owner	Silvers and Hall, Inc.

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	<i>Approved:</i> Conditional Use Permit 7814-2017 for a new industrial building (47,354 square feet) including warehouse and office on a site larger than one acre. Located at 650-690 S. Reservoir Street.

BACKGROUND

The applicant, Michael Chait, has submitted an application for a Certificate of Appropriateness to demolish a single-story residence and warehouse structure on a property located at 650 S. Reservoir Street (Attachment 2). The residence was built in 1939 according to the City of Pomona's Building and Safety records and Los Angeles County Assessor records. Additionally, the project proposes the demolition of an existing warehouse structure that was built between 1942 and 1944 according to the City of Pomona's Building and Safety records and Los Angeles County Assessor records. The subject lot is located within the M-1, Light Industrial district. The project site is an interior lot located just South of East Mission Boulevard and East of San Antonio Avenue.

The applicant is requesting to demolish the residence and warehouse structure in order to accommodate the development of the site with an industrial warehouse and office as well as associated on-site improvements (Attachment 3). The warehouse project was approved by the City Council under Resolution 2018-132 on September 10, 2018 and conditioned the applicant to obtain a Certificate of Appropriateness to approve the demolition of the pre-1945 structures.

APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, "*all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated landmark.*" Furthermore, a public hearing notice must be sent "*to the applicants and property owners of the nominated property and all property owners directly adjacent to, or directly across the street from the site at least 30 days prior to the date of the commission public hearing*" and "*legal notice shall be provided at least ten days prior to the public hearing in a newspaper of local circulation.*" In making a determination, the Historic Preservation Commission "*shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance,*" and if so, "*then a structure would be denied a certificate of appropriateness for demolition unless it meets the criteria for economic hardship.*"

ANALYSIS

Description of Residence & Warehouse

The City of Pomona's Historic Resources Inventory conducted in 1993 identified the warehouse in its inventory as non-contributing to the historic streetscape due to alterations and does not identify the residential structure (Attachment 4).

The 4,671 square foot warehouse is located on the rear half of the lot located approximately 20-feet from the rear of the residence. The exterior façade of the warehouse consists of two materials, brick and sheet metal. The 1,570 square foot residence is set back approximately 20-feet back from the front property line on a raised foundation with front steps. The roof is tiled with composition shingles. The exterior facade consists of wood siding on all sides and features a front porch. All windows on the residence are wood casements with vinyl windows. The front

yard of the property is lined with grass, an existing paved driveway, and features a black wrought iron fence.



(Existing Warehouse) West Elevation



(Existing Residence) East Elevation

Building Permit History

Staff has completed a review of all building permit history on file with the Building and Safety Division. In 1939, a six-room framed primary dwelling was permitted, which is consistent with Los Angeles County Assessor's records. Though indicated on the Historic Resources Inventory Form (Attachment 4) as built in 1939, Building and Safety Division records indicate that the warehouse structure was constructed between 1942 through 1944. The warehouse structure was originally permitted as a poultry house (later converted to warehouse use) and was constructed

through multiple permits for construction and additions (Attachment 5).

Historic Landmark Designation Criteria

The building lacks significant architectural characteristics and it would not be considered contributing to a potential district today. As previously noted, the City of Pomona's Historic Resources Inventory conducted in 1993 identified the warehouse in its inventory as non-contributing to the historic streetscape due to alterations and does not identify the residence structure in the overall survey. 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 would not meet any landmark criteria.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, the Historic Preservation Commission shall first consider if the property would likely meet the following criteria used in historic landmark designation:

- a. The structure does not exemplify or reflect special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

The City of Pomona Historic Resources Survey identifies the warehouse structure as noncontributing due to alterations and does not identify the residence in its survey of structures along South Reservoir Street that are potentially contributing to the historic streetscape. The warehouse structure was originally constructed between 1942 and 1944 and the architectural style is described as minimal traditional in the City of Pomona's Historic Resources Inventory. The residence was built in 1939 and the architectural style is not identified in the City of Pomona's Historic Resources Inventory.

No evidence has been found that the warehouse structure and residence exemplify or reflect special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

- b. The structure is not identified with person or events significant in local, state, or national history.*

No evidence has surfaced that the warehouse structure or residence can be identified with persons or events significant in local, state or national history.

- c. The structure does not embody distinctive characteristics of a style, type, period or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship.*

The City of Pomona Historic Resources Survey identifies the warehouse structure as minimal traditional, but indicates that it is noncontributing due to alterations. The residence does not have distinctive characteristics of a particular style, type, or period. There are no indications of a distinctive method of construction used on the structures, or of any indigenous materials or craftsmanship used in the construction.

- d. The structure does not contribute to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development.*

The onsite structures do not contribute to a 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 warehouse structure was built between 1942 and 1944 and the City of Pomona Historic Resources Survey does not identify the builder. The residence was built in 1939 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 structures are located on South Reservoir Street in the M-1, Light Industrial, East Mission Blvd WorkPlace Expansion Zone of the Pomona Corridors Specific Plan. The area is developed with a mixture of single family uses and industrial uses adjacent to the property. Due to the industrial development in the last few years, 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 warehouse structure and residence do not retain a significant architectural character, and do not possess any distinguishing details or structural and 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 warehouse structure and residence have not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. Both the residence and warehouse structure have gone through multiple alterations and possess 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 structures do not reflect significant geographic patterns of settlement and growth. They are located in a neighborhood comprised of a mixture of single family residential buildings of different eras and industrial development. 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 warehouse structure is identified by the City of Pomona Historic Resources Survey as minimal traditional, but as a noncontributing structure due to alterations. The residence does not possess an architectural style or characteristic that distinguishes it from others of its kind. The warehouse structure and residence are not one of few remaining examples of their architectural type in the City, the region, or the estate.

PUBLIC NOTICING

On November 5, 2018, a 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. Per section.5809-13(F)(8) of the City of Pomona Zoning Ordinance, demolitions of pre-1945 structures require a thirty (30) day notice to all property owners directly adjacent to, or directly across the street prior to the date of the commission public hearing. On November 5, 2018 a public hearing notice was also sent to all local historical groups and HPC commissioners. A copy of the public hearing notice was also published in the Inland Valley

Daily Bulletin ten (10) days prior to the scheduled public hearing. As of January 10, 2019, Planning has received no inquiries about possible relocation of the structures.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the demolition of one single family residence and warehouse 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.

CONCLUSION

In summary, the residence and warehouse structure located at 650 S. Reservoir Street do not possess architectural characteristics that reflect special elements of Pomona's architectural history. The residence and warehouse do not embody a distinctive architectural style due to alterations nor exemplifies the use of indigenous materials or craftsmanship. Furthermore, the property has not been identified with a person that is significant in local history the residence. Therefore, the structures do not meet any of the criteria used in historic landmark designation and the demolition would not cause a potentially significant impact to a historic resource.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP
Planning Manager

Alina Barron
Assistant Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Existing Site Plan
- 4) Historic Resources Inventory Form
- 5) Site Photographs