

HPC RESOLUTION NO. 19-

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10735-2018) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE AND WAREHOUSE LOCATED AT 650 SOUTH RESERVOIR STREET.

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

WHEREAS, Michael Chait, has submitted an application for Certificate of Appropriateness (MAJCOA 10735-2018) to allow for the demolition of two detached structures located at 650 South Reservoir Street (APN: 8327-012-005);

WHEREAS, available records indicate that the warehouse structure was constructed in 1942 through 1944 and the residence structure was constructed in 1939;

WHEREAS, the City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, identifies the warehouse structure as noncontributing due to alterations and does not identify the residence its survey of South Reservoir Street;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on November 5, 2018, no less than thirty days before consideration by the Historic Preservation Commission;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13.F.8 of the Pomona Zoning Ordinance (PZO) to approve Major Certificate of Appropriateness (MAJCOA 10735-2018) for the demolition of any structures constructed before 1945;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on January 16, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 10735-2018); 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. 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 three single-family residences.

SECTION 2. Section .5809-13.F.6 of the PZO requires the Historic Preservation Commission to determine whether all onsite structures meet any of the criteria for designation as a local historic landmark before approving a Major Certificate of Appropriateness for demolition of pre-1945 structures. The Historic Preservation Commission hereby finds as follows:

- 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 described in the City of Pomona's Historic Resources Inventory.

No evidence has surfaced 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. There 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.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 10735-2018) to allow for the demolition of one single family residence and one warehouse with the following conditions:

1. Before issuance of a building permit for demolition of the existing structures, the applicant is encouraged to take those steps, necessary to either (a) allow interested person or organizations a 30 day period for reasonable salvage opportunity or, (b) instruct the applicant's demolition contractor to salvage, rather than destroy, those historic elements found within the single family residence and warehouse.
2. The applicant shall document the structures 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 16th DAY OF JANUARY, 2019.

DEBRA MARTIN,
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

Anita D. Gutierrez, AICP
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)

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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 California Code of Civil Procedure Section 1094.6.

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