



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: February 6, 2019

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11065-2018)

Major Certificate of Appropriateness (MAJCOA 11065-2018) to allow for the demolition of a pre-1945 single family residence on a property located at 178 E. Aliso Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 11065-2018) to allow the demolition of a single-family residence located at 178 E. Aliso Street, subject to conditions.

PROPERTY & APPLICANT INFORMATION

Address	178 E. Aliso Street
Assessor's Parcel Number (APN)	8362-012-044
Lot Size	7,952 sf (0.18 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	A-P(Administrative and Professional Office)
Historic District	N/A
Specific Plan	N/A
City Council District	District 6
Applicant	Pomona Valley Hospital Medical Center
Property Owner	Pomona Valley Hospital Medical Center

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	None

BACKGROUND

The applicant, Pomona Valley Hospital Medical Center (PVHMC), is currently in the process of acquiring properties adjacent to their campus as they become available for use in future development and expansion. At this time, PVHMC has acquired three residential properties adjacent to the northwestern portion of their campus including 178 E. Aliso St. (the subject property), 190 E. Aliso St. and 1891 Cadillac St. Once a sufficient amount of properties are acquired, the ultimate intent is to develop additional parking for the campus. Until such time that a sufficient amount of properties are acquired to expand the hospital's parking lot, PVHMC intends to demolish each of the residential structures and convert the three properties into a green belt (Attachment 2)

According to the City's building permit records, the residence located at 178 E. Aliso St. was built in 1941, as such, an application for a Major Certificate of Appropriateness to demolish a pre-1945 structure. The site is located within the A-P (Administrative and Professional Office) district and is located east of N. Garey Avenue and west of Cadillac Drive (Attachment 3). The applicant is also processing a request to demolish the pre-1945 residence on the adjacent property to the east, 190 E. Aliso St., under MAJCOA 11066-2018. The third property further to the east, 1891 Cadillac Drive, will not require a MAJCOA for demolition because the property is not a pre-1945 structure.



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.*”



Existing structure

ANALYSIS

Description of Residence

The City of Pomona’s Historic Resources Inventory conducted in 1993 did not identify the subject property or residence as a contributing resource (Attachment 4).

The single family home is 1,362 square in area and has a two-car garage. Stucco is used for the exterior walls and vertical wood siding is used as an accent material towards the top of the plate. The home has a hip-style roof with earth tone composition shingles. The residence also possesses metal screen doors, vinyl vent grills, and vinyl windows. The property is set back approximately 20 feet from the front property line and features a walkway leading to a front porch. The site is fully landscaped and the rear yard contains a wood patio cover and numerous trees. 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 1941, a stucco dwelling with an attached garage was permitted, which is consistent with Los Angeles County Assessor's records.

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 did not identify the residence in its inventory and staff 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 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 City of Pomona Historic Resources Survey does not identify the single family home in its survey of structures along Aliso Street that are potentially contributing to the historic streetscape. The subject structure was originally constructed in 1941 and the architectural style is not described in the City of Pomona's Historic Resources Inventory. It has no special characteristics that distinguish it from other structures of the period located in the City. The structure does not exemplify any special elements of the City's history.

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

No evidence has surfaced that the structure 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 structure 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 structure does 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 subject residence was built in approximately 1941 and the builder is identified as L.T. Tenneson. L.T. Tenneson is not considered a notable builder, designer, landscape designer, or architect.

- 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 Aliso Street which is an urbanized area of the City. The area is developed with single family residences and with several buildings associated with the Pomona Valley Hospital Medical Center. 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 retain a significant architectural character, and does 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 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 1941, 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 a neighborhood comprised of a mixture of single and multi-family residential buildings of different eras. 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 state.

PUBLIC NOTICING

On January 7, 2019, 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 January 7, 2019 a public hearing notice was also sent to all local historical groups and HPC commissioners and was published in the Inland Valley Daily Bulletin on January 10, 2019. To date, Planning staff 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 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 located at 178 E. Aliso 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, the property has not been identified with a person that is significant in local history the residence. Therefore, the structure 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.

Respectfully submitted by:

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ATTACHMENTS:

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