



CITY OF POMONA COUNCIL REPORT

March 4, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Anita D. Gutierrez, AICP, Development Services Acting Director

**SUBJECT: CITY COUNCIL CONSIDERATION OF SINGLE HISTORIC
LANDMARK DESIGNATION (SHISTORIC 010610-2018) FOR THE
SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 798 SAN
FRANCISCO AVENUE**

RECOMMENDATION:

It is recommended that the City Council adopt the following resolution:

**RESOLUTION NO. 2019-27 – A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF POMONA, CALIFORNIA, APPROVING A SINGLE
HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC
010610-2018) TO DESIGNATE SINGLE FAMILY RESIDENTIAL
PROPERTY LOCATED AT 798 SAN FRANCISCO**

EXECUTIVE SUMMARY: The request is for single historic landmark designation of a two-story single-family house located at 798 San Francisco Avenue, which is not located within one of Pomona's Historic Districts. The Craftsman Bungalow property, built in 1911, is associated with Reginald L. Knox, the former Director of Sunkist and leader of Pomona's early citrus economy. The proposed landmark is at least 50 years old and meets five of the ten criteria as outlined in the City's Historic Preservation Ordinance, due to its architectural features and association with a significant person in Pomona's local history.

FISCAL IMPACT: *NONE*

PUBLIC NOTICING REQUIREMENTS: *Pursuant to Section .5809-13.E of the Zoning Ordinance, notice of public hearing is required to be published in a newspaper of local circulation ten days before the date of the hearing. Said notice was published on February 22, 2019 in the Inland Valley Daily Bulletin.*

PREVIOUS RELATED ACTION: On January 16, 2019, the Historic Preservation Commission reviewed the application requesting Single Historic Landmark Designation (SHISTORIC 010610-2018) of the property located at 798 San Francisco Avenue and recommended City Council approval of SHISTORIC 010610-2018 on a six to zero vote (Attachment No's 1 and 2).

ENVIRONMENTAL IMPACT: Pursuant to the CEQA Guidelines, this action is not a project. Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the Single Historic Landmark Designation. In addition to the exemption category recommended by the Historic Preservation Commission, staff also believes the project qualifies for an exemption pursuant to Section 15331 of the CEQA Guidelines, which states projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. As such, staff recommends that the City Council determine that the project is exempt from the requirements of CEQA pursuant to both Section 15378(a) and 15331.

DISCUSSION:

Property Description

The site is currently developed with a 2,388 square foot single-family residence. It is located on a corner lot at the southwest intersection of San Francisco Avenue and San Antonio Avenue (Attachment No. 3). To the north, west, and south of the property are single family residential homes, and to the east is a multifamily residential property and fire station. On September 9, 2018, the applicant and property owner submitted an application to designate 798 San Francisco Avenue as a Single Historic Landmark to qualify for the Mills Act Tax Incentive.

The site is identified in the Historic Resources Inventory (Attachment No. 4), conducted by Diane Marsh in September 1992, as a "Single Family Residential" use building with "Craftsman Bungalow" style architecture, constructed in 1911 in "Good" condition with "No" additions or alterations. It is marked as "Contributing," and described as a *"Good example (of) Craftsman Bungalow/ slanted trim and lintels/brick porch patio and nail/ multi-paned windows alone single-paned (double hung) on second floor/ triangular knee braces."*

Building permit history shows that the property has undergone minimal work, such as a block wall, re-roof, and chimney repair. However, upon site inspection, additional alterations were observed. The previous owner of the property replaced many of the single-paned, double-hung wood frame windows with sliding glass vinyl framed windows. The original brick was altered with a stucco façade. Original photos of the home (Attachment No. 5) depict exposed rafters underneath the roof eaves; however, the current rafters underneath the roof eaves are enclosed. Despite changes in the minor architectural detail, the home still exhibits major characteristics of a Craftsman Bungalow.

Single Historic Landmark Designation Criteria

Section .5809-13.D of the Zoning Ordinance establishes the procedure for reviewing historic landmark applications. The ordinance states that a building may be designated a historic landmark if it is at least 50 years old and meets one or more of the ten criteria. The structure meets the following criterion:

Criteria	Analysis
1. A proposed historic landmark must be 50 years or more in age or of exceptional quality.	The proposed landmark was built in 1911. To date, the structure is 107 years in age.
2. Exemplifies special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history	<p>Reginald L. Knox, identified as a resident at 798 San Francisco Avenue from 1937-1948, was a resident of Pomona for 53 years. He began his career with the Southern California Fruit Exchange in 1899, then managed the San Antonio Fruit Exchange from 1917 to 1932, and also served on its board. He then served as a Director of Sunkist (formerly known as California Fruit Grower Exchange) until 1957.</p> <p>Knox was a leader in the citrus industry, which shaped Pomona's early cultural, social, and economic history (Attachment No. 6)</p>
3. Identified with persons or events significant in local, state, or national history	<p>Reginald L. Knox was a significant person in local history. Mr. Knox was the former resident of 798 San Francisco Avenue. He was actively involved in the community of Pomona as a member of St. Paul's Episcopal Church in Pomona, a member of the Pomona Masonic Lodge, a member of the Pomona Chapter 76 of Royal arch., and also as a member of the Chamber of Commerce of Pomona.</p> <p>Reginald L. Knox, and his wife, Kate Jordan, had four sons: Reginald Knox Jr., William Knox, James Knox, and Edgar Knox who all made a profound contribution to society. Reginald Knox Jr. worked 50 years as a water rights attorney. William Knox was a professor of physics at the University of California, Davis. James Knox was a pastor and volunteer chaplain for St. Elizabeth Hospice in Red Bluff. Edgar Knox was a professor and Chairman of the Department of Foreign Language at California State University, Chico.</p> <p>Reginald L. Knox's name can be found in the Pomona City Directory in the year 1937-38, and 1948, and it is known that his sons, William, James, and Edgar were born in the City of Pomona.</p>

4. Distinctive characteristics of a style, type, period, or method of construction	<p>The proposed landmark has been evaluated by Diane Marsh in September 1992 as a Craftsman Bungalow. Though the property is not located within a historic district, it is considered to be a contributing structure which adds to the historical integrity or architectural qualities of historic district. Diana Marsh further notes the structure to be a “good example of Craftsman Bungalow.”</p> <p>The property exhibits characteristics of Craftsman Bungalow with its low pitched, gabled roof, and wide overhanging eaves. It has exposed rafters under eaves with decorative, triangular knee brackets. There is a front porch under the roofline with tapered columns supporting the roof and porch. Original porch was made of brick.</p>
5. Similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motifs.	<p>The proposed landmark is similar to other distinctive Craftsman Bungalow properties in the Lincoln Park Historic District. The property is located approximately .25 miles from this district.</p>

Consistency with Pomona’s History and General Plan

The project is consistent with Goal 6G.G1-Residential Neighborhoods, of the Pomona General Plan which states, “Pomona’s neighborhoods are diverse and each neighborhood’s character should be preserved and enhanced.” Additionally, the projects is consistent with Goal 6G.G7, which states “promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily-traveled roads.” Designating 798 San Francisco Avenue as a single historic landmark will preserve the architectural style of the existing structure and biographical history of Reginald Knox, who played an important role in Pomona’s citrus economy. The property was a long time residential home for the Knox family. The home is characterized as a Craftsman Bungalow and is also identified as a contributing property to the historic character and architectural feature of the neighborhood. Lincoln Park Historic District is located .25 miles from the property, and the district is characterized by many other similar Craftsman Bungalow homes. Preserving the property as a historic landmark will also incentivize the property owner to maintain the home in its historic condition, and further the City’s goal to create attractive community character from the public street.

ALTERNATIVE: *The Historic Preservation Commission recommends that the City Council approve the designation of the 798 San Francisco Avenue as a Single Historic Landmark (Attachment 7).*

The City Council has the following alternative:

- 1) Deny the designation of 798 San Francisco Avenue as a Single Historic Landmark

Prepared by:

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ATTACHMENTS:

Attachment No. 1 – Historic Preservation Commission Resolution No. 19-003
Attachment No. 2 – Historic Preservation Commission Staff Report dated January 16, 2019
Attachment No. 3 – Site Aerial and Map
Attachment No. 4 – 798 San Francisco Historic Resource Inventory
Attachment No. 5 – 798 San Francisco Photographs
Attachment No. 6 – Additional Documents Provided by Applicant for Historical Significance
Attachment No. 7 – Resolution No. 2019-27