



# CITY OF POMONA

## HISTORIC PRESERVATION COMMISSION

**DATE:** January 16, 2018

**TO:** Historic Preservation Commission (HPC)

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **SINGLE HISTORIC LANDMARK DESIGNATION (SHISTORIC 010610-2018)**

Single Historic Landmark Designation (SHISTORIC 010610-2018) for property within the R-1-6,000 (Single Family Residential) zoning located at 798 San Francisco Avenue.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Single Historic Landmark Designation (SHISTORIC 010610-2018), subject to findings and conditions of approval.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	<b>798 San Francisco Avenue</b>
<b>Assessor's Parcel Number (APN)</b>	8337-009-025
<b>Lot Size</b>	16,552 sf (.38 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-1-6,000
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	Dean Rudenauer
<b>Property Owner</b>	Dean Rudenauer

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	None
<b>Code Enforcement</b>	N/A to current owner
<b>Planning</b>	Home occupation permit for music studio and distribution office. (HOP050052-7291)

## **SITE DESCRIPTION AND BACKGROUND**

The site is currently developed with a 2,388 square foot single-family residence. It is located on the corner lot of the southwest intersection of San Francisco Avenue and San Antonio Avenue. 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.

The site is identified in the Historic Resources Inventory, conducted by Diane Marsh in September 1992, as a “Single Family Residential” use building with “Craftsman Bungalow” style constructed in 1911 in “Good” condition with “No” additions or alterations. It is marked as “Contributing,” and described as:

*“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 minimal work such as block wall, reroof, and chimney repair has been done on the home. The property is still currently used as a single-family residence.

On September 9, 2018, applicant and owner submitted an application to designate 798 San Francisco Avenue as a Single Historic Landmark to qualify for the Mills Act Tax Incentive.



## **PROPOSED ACTION**

The proposed action consists of designating 798 San Francisco Avenue as a Single Historic

Landmark on the basis that the proposed historic landmark meets more than one qualification for the Historic Landmark Status.

### **APPLICABLE CODE SECTIONS**

Per Section .5809-13 (D), an improvement, natural feature, or site may be designated a historic landmark by the Historic Preservation Commission and City Council, if the building or majority of buildings (in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. It contributes 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 which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;
7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

### **ANALYSIS**

#### **Consistency with Section .5809-13 (D) Historic Landmark Designation Criteria**

Staff analyzed the Historic Landmark Designation Criteria found in Section .5809-13 (D) to see how the proposed historic landmark meets one or more of the ten specific criteria. The table

below shows how the proposed historic landmark meets five (5) out of the 10 criteria.

Criteria	Analysis
<p><b>A proposed historic landmark must be 50 years or more in age or of exceptional quality.</b></p>	<p>The proposed landmark was built in 1911. To date, the structure is 107 years in age.</p>
<p><b>Exemplifies special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history</b></p>	<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 Pomona founded, 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.</p>
<p><b>Identified with persons or events significant in local, state, or national history</b></p>	<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>
<p><b>Distinctive characteristics of a style, type, period, or method of construction</b></p>	<p>The proposed landmark has been evaluated by Diane Marsh in September 1992, as a Craftsman Bungalow architectural styled home. 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</p>

	porch under the roofline with tapered columns supporting the roof and porch. Original porch was made of brick.
<b>Similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motifs.</b>	The proposed landmark is similar to other distinctive, Craftsman Bungalow properties in the Lincoln Heights Historic District. The property is located approximately .25 miles from the Historic District.

## **Consistency with Pomona's History and the General Plan**

### **History**

The General Plan states that Pomona's economy began with the citrus industry, and because of it, Pomona was considered to be the "western anchor of the citrus growing Inland Empire region." In the late 19<sup>th</sup> century, citrus groves quickly began to dominate Pomona, giving Pomona a garden city character. Commercial groves were more common in the northern portion of the City, and smaller family farms and "gentleman-farming" were prevalent in the south part of the City. Prosperity from citrus allowed the young City to invest in public buildings and lands.

Reginald Knox was a significant resident of Pomona, as he managed the Pomona founded, San Antonio Fruit Exchange, from 1917-1932. The San Antonio Fruit Exchange was founded in 1893 as a cooperative group of local citrus growers and distributors. The exchange held a group of Southern California growers whose fruit was sold at standardized prices to both local and national entities.

The property at 798 San Francisco Avenue was a long time residential home for the Knox. 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 Craftsman Bungalow homes.

### **Goals**

The project is consistent with Goal 6G.G1-Residential Neighborhoods, of the 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 and biographical history of Reginald Knox, who played an important role in Pomona's citrus economy. Preserving the property as a historic landmark will also incentivize the property owner to maintain the home in its historic condition. Designating the property as a historic landmark will further this goal of creating attractive community character from the public street.

**Project Photos**



(Northeast view of the home)



(East view of the home)



(South view of the home)





(West view of the home)

## **PUBLIC NOTICING**

On November 5, 2018, a public hearing notice was sent to the owner and applicant. On December 13, 2018 a public notice was posted at the subject site, and submitted to local newspaper for circulation.

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), 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.

## **CONCLUSION**

The proposed historic landmark is more than 50 years old, and meets five (5) out of the ten criteria of the Historic Landmark Designation Criteria. Furthermore, the proposed landmark meets the General Plan goals for Residential Neighborhoods. Therefore, the proposed landmark is consistent with the applicable standards and guidelines found in the Pomona Zoning Ordinance and General Plan and staff recommends that Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Single Historic Landmark Designation (SHISTORIC 010610-2018), subject to conditions.



Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP  
Acting, Development Services Director

Eunice Im  
Assistant Planner

**ATTACHMENTS:**

- 1) Attachment 1- Draft HPC Resolution
- 2) Attachment 2 - Location Map & Aerial Photo
- 3) Attachment 3 - Historic Resources Inventory Form
- 4) Attachment 4 - Photographs of the proposed historic landmark