



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: March 6, 2019

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

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

Major Certificate of Appropriateness (MAJCOA 11272-2019) to allow for the demolition of a pre-1945 single family residence on a property located at 248 W. Grand Avenue.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 11272-2019) to allow the demolition of a single-family residence located at 248 W. Grand Avenue, subject to conditions.

PROPERTY & APPLICANT INFORMATION

Address	248 W. Grand Avenue
Assessor's Parcel Number (APN)	8343-001-025
Lot Size	6,158
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-7,200
Historic District	None
Specific Plan	None
City Council District	2
Applicant	Omar Marroquin
Property Owner	John Mahdian

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	None

BACKGROUND

The applicant, Omar Marroquin has submitted an application for a Major Certificate of Appropriateness (Major COA) to demolish a single-story residence built approximately in 1925. The site is located within the R-1-7,200 Single Family Residential Zone and is located east of S. Main Street and west of Thomas Street (Attachment 2). The home had been severely damaged by a fire that had occurred on August 19, 2017, hence the request for the Major COA. The homeowner is in the plan check process with the Building and Safety Division for the construction of the new home (Attachment 3).

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

The California Bungalow home was identified in the City of Pomona’s Historic Resources Inventory survey conducted in 1993. The survey identified the date of construction as 1925, the condition of the structure as good with “Moderate” additions and alterations, and rated the structure as “N - Building which does not possess architectural character.” (Attachment 4)

The single family home prior to damage was 1,090 square feet in size and primarily consisted of materials including composition shingles, river rock, stucco and aluminum siding. There is a breezeway that connects the rear portion of the home and the detached accessory structure that was not damaged by the fire. As a result of the fire, the home was significantly damaged and therefore no longer habitable. The demolition of the remaining portions of the home is necessary to accommodate reconstruction. A copy of the fire report and site photographs are attached for reference (Attachment 5 and 6).

Building Permit History

Staff has completed a review of all building permit history on file with the Building and Safety Division and was unable to identify the building permits for the original construction of the home or garage. The Los Angeles County Assessor's (Assessor) records indicate that the dwelling is 725 square feet in area, a "year built" of 1880 and an "effective year built" of 1924. According to the Assessor, the year built is the calendar year in which at least 50% of the original construction was complete and the effective year built is the adjusted year built taking into account any subsequent new construction or renovation.

Historic Landmark Designation Criteria

The building has been severely damaged by fire that it would not be considered contributing to a potential district today and would not be a potential candidate for local, state, or national landmark status. As previously noted, the City of Pomona's Historic Resources Inventory conducted in 1993 rated the structure as "N - Building which does not possess architectural character" prior to the fire damage. As such, staff determined that the structure 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 did not identify the single family home in its survey of structures along Grand Avenue eligible for local landmark status, eligible for listing in the California Register of Historic Resources, or eligible for listing in the National Register of Historic Places. The subject structure appears to have been constructed in 1924 although the original building permits have not been identified. The architectural style is described as a California Bungalow 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 structures also do 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 reflect the California Bungalow architectural style, it was rated as a “building which does not possess architectural character.” There are no indications of a distinctive method of construction used on the structure, 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 subject residence was built in approximately 1925 and the builder could not be identified.

- f. 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, structural and architectural innovations. As such, it was not listed as a potential candidate for local, state, or national landmark status.

- g. 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 Grand Avenue which is an urbanized area of the City. The area is developed with single family residences and multi-family residential uses surrounding the property. 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.

- h. 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, structural and architectural innovations. As such, it was not listed as a potential candidate for local, state or national landmark status.

- i. 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 California Bungalow style structure constructed in 1925 and the few materials that remain are stucco, aluminum siding and river rock but the majority of the structure has been destroyed by a fire.

- j. 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 single-family residential buildings of different eras. The site does not involve any structures associated with transportation, park or community planning.

- k. 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 February 4, 2019, a public hearing notice was sent to the applicant, 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 February 4, 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 February 7, 2019. As of February 26, 2019, Planning has received no inquiries about possible relocation of the structures.

ENVIRONMENTAL REVIEW

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 one single-family residence.

CONCLUSION

In summary, the residence located at 248 W. Grand Avenue does not meet the landmark designation criteria because it has been destroyed beyond the point of repair. Furthermore, prior to the damage, the residence was rated as a “building which does not possess architectural character” and its demolition is necessary to accommodate reconstruction.

Respectfully submitted by:

Prepared by:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Proposed Project Plans
- 4) Historic Resources Inventory Form
- 5) Fire Report
- 6) Site Photographs