

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11207-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE LOCATED AT 1150 BUENA VISTA AVENUE.

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

WHEREAS, Twen Ma, has submitted an application for Certificate of Appropriateness (MAJCOA 11207-2019) to allow for the demolition of one single family residence located at 1150 Buena Vista Avenue (APN: 8349-027-029);

WHEREAS, available records indicate that the structure was constructed in 1912;

WHEREAS, the City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, identifies the structure located on the subject property in its survey of Buena Vista Avenue;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on February 4, 2019, 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 11207-2019) for the demolition of any structure 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 March 6, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 11207-2019); 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 one single-family residence.

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 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 Buena Vista as 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 1912 per Assessor records, although the original building permits have not been identified. The architectural style is described as a Craftsman 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 has characteristics of a Craftsman Bungalow; however, 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 structure no longer contributes to the historic streetscape identified in the 1993 historic resource inventory survey. The architectural character of the neighborhood has changed over the past few decades and a few undeveloped lots remain on Buena Vista Avenue. 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 1912 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 Buena Vista Avenue which is an urbanized area of the City. The area is developed with single family residences and multi-family residential uses adjacent to 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 Craftsman Bungalow constructed in 1912, and has undergone several alterations.

- 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.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 11207-2019) to allow for the demolition of one structure with the following conditions:

1. Before issuance of a building permit for demolition of the existing structure, 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 house.
2. The applicant shall document the structure 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 6th DAY OF MARCH, 2019.

DEBRA MARTIN,
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:

NOES:

ABSTAIN:

ABSENT:

Pursuant to Resolution No. 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.