

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011397-2019) TO ALLOW FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES LOCATED AT 961, 955, 953 AND 949 EAST PHILLIPS BOULEVARD.

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

WHEREAS, Harry Shang, has submitted an application for Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four single family residences located at 961 955, 953 and 949 East Phillips Boulevard (APN: 8333-031-013);

WHEREAS, available records indicate that the structures were constructed in 1910, 1923, 1925, and 1924;

WHEREAS, the City of Pomona's Historic Resources Inventory prepared in 1993 by Diane Marsh, identifies 949 E. Phillips Blvd. and 961 E. Phillips Blvd., in its survey of East Phillips Boulevard;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on February 28, 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 011397-2019) 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 April 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 011397-2019); 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 duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

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 structures does not exemplify or reflect special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The City of Pomona Historic Resources Survey did not identify 955 and 953 E. Phillips Blvd. in the survey, and 949 E. Phillips was identified as Craftsman Bungalow home that has been altered, yet with potential to be a contributing structure should the alterations be reversed. 961 E. Phillips Blvd. has been identified as a California Bungalow; however, it does not possess architectural character. In addition, the structures are not eligible for local landmark status, eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. The subject structures appear to have been constructed in 1910, 1923, 1925, and 1924 per Assessor records, although the original building permits have not been identified. Furthermore, the structures also do not exemplify any special elements of the City's history according to research conducted through the City directories and literature.

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

No evidence has surfaced in staff's research in City directories and literature 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 and California Bungalow; however, Diane Marsh has recorded that structure has been altered and is architecturally noncontributing. 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 City's General Plan has identified three potentially eligible historic/merit districts: Kingsley Tract, Kellogg Park and Westmont Estates. The subject site is not located in the

potentially eligible historic/merit districts. The subject site is located approximately 1.25 miles south from the nearest historic district, which is Lincoln Park. 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 properties were built approximately in 1910, 1923, 1925, and 1924 and the builder could not be identified.

- 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 East Phillips Blvd. which is an urbanized area of the City. Surrounding land uses are church to the east, and residential neighborhood. The area is developed with single family residences and multi-family residential uses adjacent to the properties. There are no unique characteristics or an established and familiar feature surrounding these properties.

- 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 structures do not possess significant architectural character, and does not possess any distinguishing details, structural and architectural innovations. In addition, according to A Field Guide to American Houses by Virginia Savage McAlester, the structure lacks many architectural details that distinguish a home as Craftsman Bungalow such as roof being supported by tapered square columns, or columns and piers extending to ground level.

- 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 structures have been identified as Craftsman Bungalow and California Bungalow; however, it has been altered to no longer hold architectural significance.

- 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 structures do 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.

- 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.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four structures 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 3rd DAY OF APRIL, 2019.

DEBRA MARTIN,
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)

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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.

I:\Development Services\Planning_Case Files_Case Files\Current\Aliso St\178\Staff Report and Resolution