

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019) FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES LOCATED AT 961 EAST PHILLIPS BOULEVARD.

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

WHEREAS, Yongzhi Wan, has submitted an application for Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four single family residences located at 961 East Phillips Boulevard (APN: 8333-031-013);

WHEREAS, Historic Preservation Commission held a hearing to allow demolition for four properties at 961 E. Phillips Blvd. on April 3, 2019;

WHEREAS, Historic Preservation Commission directed staff at the April 3, 2019 hearing to draft recommendations for denial;

WHEREAS, staff requested additional findings from the Historic Preservation Commission for the demolition of 961 E. Phillips Blvd. at the June 5, 2019 hearing;

WHEREAS, additional historic peer review was provided by the applicant subsequent to the close of hearing on April 3, 2019, and Historic Preservation Commission directed staff to newly re-notice public hearing to another date for recommendation reconsideration;

WHEREAS, the applicant directed staff to postpone the hearing date via an email dated July 1, 2019 in order to present a different proposal;

WHEREAS, the applicant directed staff to schedule a hearing date for the project without any modification via an email dated November 24, 2019 with revised historic peer review submitted on November 29, 2019;

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., as noncontributing and too altered to be considered contributing to its historic streetscape 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 December 14, 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 11397-2019) 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 January 15, 2020 concerning the requested Major Certificate of Appropriateness (MAJCOA 11397-2019); 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:

949 E. Phillips Blvd (Structure A)

- a. *The structure exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The Commission commented that the porch, sidings, eaves underneath the roof and windows are original and stated that much of the interior of the home such as the flooring and moldings have been kept intact. Commissioners also emphasized that the structure could be contributing once the front porch was modified and that the original condition of the home reflects special elements of the city of Pomona's aesthetic and architectural history. Based on the above, the Commission finds that the home meets this criteria.

- b. *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;*

The Commission believed the home to be distinct in that the front fascia boards angled out, adding an "Asian flare" to the home. The original windows and the window to the attic also added a distinct characteristic to the style of Craftsman home. Though "not

wholeheartedly craftsman,” The Commission also believed that the home was a transition from Victorian to Craftsman and noted that the home is 109 years old. Based on the above, the Commission finds that the home meets this criteria.

- c. The structure embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*

The Commission noted several times that the original state of the exterior and interior of the home is historically significant and holds enough craftsmanship of Craftsman Bungalow homes. Based on the above, the Commission finds that the home meets this criteria.

- d. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated, based on the designation criteria, that the four buildings located on this lot make this parcel unique in that area and further noted that the four homes on this lot makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- e. 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*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

953 E. Phillips Blvd. (Structure B)

- a. The structure exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The Commission noted the interior fireplace located within the living room to be of significance and commented that there are images of covered wagons on the fireplace which can possibly reflect special elements of the City of Pomona’s cultural, social, economic, or natural history. Based on the above, the Commission finds that the home meets this criteria.

- b. 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;*

The Commission believed the home to be of Tudor architectural style, with the steeply pitched, side-gabled roof and the tall narrow multi-pane windows resembling Tudor architecture. The chimney of the home was also considered to be distinctive by the commission and most interior fixtures and kitchen to be in original condition. Based on the above, the Commission finds that the home meets this criteria.

- c. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that the four homes on this lot makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- d. 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*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

955 E. Phillips Blvd. (Structure C)

- a. 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;*

The Commission stated that much of the interior of the home is kept intact and that the interior exhibits beautiful moldings and that the interior kitchen and doors seem to be of original materials as well. Based on the above, the Commission finds that the home meets this criteria.

- b. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that the four homes makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- c. 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*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

961 E. Phillips Blvd. (Structure D)

- a. *It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that four homes makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- b. *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*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

SECTION 3. The Historic Preservation Commission hereby denies Major Certificate of Appropriateness (MAJCOA 11397-2019) for demolition of four structures based on the findings above.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 15th DAY OF JANUARY, 2020.

DEBRA MARTIN,
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP

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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.

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