



CITY OF POMONA

HISTORIC PRESERVATION COMMISSION

DATE: January 15, 2020

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12883-2019)
(CONTINUED FROM DECEMBER 4, 2019)
Major Certificate of Appropriateness (MAJCOA 12883-2019) to allow for the demolition of a pre-1945 single-family dwelling, detached garage, and poultry house on a property located at 877 W. Grand Avenue.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 12883-2019) to allow the demolition of a pre-1945 single-family dwelling and detached garage and denying the demolition of the poultry house, located at 877 W. Grand Avenue, subject to findings and conditions of approval.

ALTERNATIVE

The Historic Preservation Commission has the following alternative should the Commission make the appropriate findings:

1. Make changes to the attached resolution and deny Major Certificate of Appropriateness (MAJCOA 12883-2019) to deny the demolition of a pre-1945 single-family dwelling, detached garage and poultry house, located at 877 W. Grand Avenue, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	877 W. Grand Avenue
Assessor's Parcel Number (APN)	8342-029-011, 8342-029-012
Lot Size	18,720 SF
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-3
Historic District	None
Specific Plan	None
City Council District	2

Applicant	Gilbert Jow
Property Owner	George So

BACKGROUND & PROJECT DESCRIPTION

In November 2019, the applicant submitted an application for a Major Certificate of Appropriateness to demolish a single-family dwelling, detached garage, and poultry house on a property located at 877 W. Grand Avenue. The poultry house was constructed in 1927. The dwelling and garage were constructed in 1937. The project site consists of three (3) parcels totaling approximately 18,720 square feet (Attachment 3). The site is located within the Medium Density Multiple-Family Residential Zone (R-3), east of South White Avenue and South of 11th Street (Attachment 4). The property owner has submitted a building permit application with the Building & Safety Division for the construction of a multiple-family residential development, as development of this site with a multiple-family use is permitted by-right.

Staff completed a review of all building permits on file with the Building and Safety Division and identified building permits for the original construction of the subject dwelling, garage and poultry house. Though the square footage for the dwelling and garage do not appear to have been altered since their original construction, the original footprint of the poultry house was recorded as 650 square feet; however the poultry house is currently 2,479 square feet in size. Staff was unable to identify any building permits for the additional square footage of the poultry house.

The Pomona Historic Resources Inventory Survey conducted by Diane Marsh in 1993 identified the subject dwelling as non-contributing with a minimal traditional architectural style (Attachment 5). A survey was not conducted for the poultry house as the Pomona Historic Resources Inventory Survey does not identify accessory structures.

On December 4, 2019, the Historic Preservation Commission (HPC) conducted a public hearing on Major Certificate of Appropriateness (MAJCOA 12883-2019) to allow the demolition of the pre-1945 single-family dwelling, detached garage and poultry house, located at subject site (Attachment 2). The HPC discussion focused on the City's housing needs, the 1993 Historic Resources Inventory Survey non-contributing designation, the significance of the on-site single-family dwelling, concerns of demolition by neglect, and exploring recommendations for architectural style for new development that pay homage to the poultry house. The HPC opened the public hearing and continued the hearing to its next scheduled meeting on January 15, 2020 to allow Commissioners to research possible options to provide to the applicant. Given that the public hearing remains open, the HPC can consider new information and take public testimony for deliberation at the meeting of January 15.

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."

The existing dwelling, detached garage and poultry house are not designated landmarks or located in a historic district. They are considered non-contributing structures built before 1945 and, therefore, require a Major Certificate of Appropriateness prior to demolition.

ANALYSIS

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.”

Single-Family Dwelling & Detached Garage

As mentioned above, the survey conducted in 1993 identified the subject dwelling as non-contributing with a minimal traditional architectural style (Attachment 4). Structures identified in the survey as non-contributing are defined as buildings which do not possess architectural character. The Pomona Historic Resources Inventory Survey does not identify accessory structures (Attachment 6).

The subject dwelling is identified as non-contributing to the historic streetscape, and the neighborhood in which the buildings are located are not identified in the Inventory as a potential Historic District. Therefore, the dwelling and garage are not potential candidates for local, state, or national landmark status.

The City of Pomona Historic Resources Survey did not identify the single-family dwelling and garage 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 structures have no special characteristics that distinguish them from other structures of the period located in the City. The structures also do not exemplify any special elements of the City’s history.

Poultry House

The Pomona Historic Resources Inventory Survey conducted in 1993 does not identify accessory structures, however, according to City records, the construction of the poultry house occurred ten years prior to the construction of the single-family dwelling and garage, thereby classifying it as the primary structure on-site between 1927 and 1937 (Attachment 7).

The subject poultry house was built, owned, and operated by Harold Stanton, according to Building & Safety Division permit records and the Los Angeles County Directory from 1934. The existence of the poultry house as a primary structure coincided with a historically significant period in poultry production both nationally and locally in the Pomona Valley.

According to research conducted by staff (Attachment 8), the Los Angeles County Fair established in 1922 in the City of Pomona and featured a “poultry show” to showcase the

growing poultry industry in the region. Prior to 1922, the consumption of poultry meat was considered a luxury, and the poultry industry was primarily focused on egg production. In 1923, Mrs. Wilmer Steele of Delaware pioneered the “commercial broiler industry,” in which 500 chickens were specifically raised for consumption. By 1926, Mrs. Steele’s facility raised approximately 10,000 chickens, and the new broiler industry led to the rapid proliferation of poultry houses across the country, including the Pomona Valley. The construction of “Stanton’s Poultry” house on Grand Avenue in 1927 was a likely a by-product of this shift in broiler-based poultry production. Other examples found in the City’s digital archive of poultry houses constructed in Pomona during this same period include the following:

- 252 E. Franklin Avenue (1927)
- 1335 E. Grand Avenue (1927)
- 1145 W. Tenth Street (between 1930 and 1942)
- 650 S. Reservoir Street (between 1942 and 1944)

According to a Historical Resource Assessment conducted in 2011 for a project at 460 E. Fourth Street, “in 1934, the local City directory promoted Pomona by noting that [...] the City’s primary agricultural products were [...] citrus, walnuts, deciduous fruits, poultry, rabbits, and dairy. Although the agricultural industry began to decline through the late 1930s and 1940s, any economic lull attributed to the agricultural industry was soon replaced by the war economy.” Over the course of the 1930’s, poultry production continued its rise in Pomona Valley. In 1935, Dr. Salsbury’s Laboratories, a major producer of pharmaceuticals to treat sick poultry, established labs in Pomona in 1936 and 1937.

In 1939, Foster Farms established in Modesto, California. At this time, poultry production was still decentralized, with various individual companies involved in market production. Foster Farms exemplified the most well-known company that took advantage of “vertical production” in the 1940s through 1960s to rapidly expand and commercialize poultry to market. This led to a conglomeration of the poultry industry and the eventual decline of independent poultry houses. This shift is further reflected in the City of Pomona’s amendment to its Zoning Ordinance in 1960 (Ordinance 1685), which established poultry production as a non-conforming use in all zones except industrial zones, signaling the eventual discontinuance of new poultry houses in residential zones. By 1987, Foster Farms was the largest producer of poultry in the world. The last record of “Stanton’s Poultry” was recorded in the Los Angeles County Directory from 1951.

It is reasonable to conclude that Mr. Stanton’s poultry house, which existed as a primary use of the property between 1927 and 1937, operated during a historically significant period of independent poultry production in the Pomona Valley and nationwide, prior to the industry’s commercialization, technological advancement in production, and eventual decline in small business operators, and the City’s establishment of poultry production as non-conforming in residential zones. Sources of evidence identified by staff independent of City of Pomona resources are identified in the accompanying Works Cited (Attachment 7).

Based on this evidence, the poultry house (“Stanton’s Poultry”) meets the following finding for single historic landmark designation:

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.

PUBLIC NOTICING

On November 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 November 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 November 22, 2019 (Attachment 9). As of the writing of this report, no comments and no inquiries about possible relocation of the structures have been received by staff.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption in that the project involves the demolition and removal of one single-family dwelling and one accessory structure.

CONCLUSION

The single-family dwelling and detached garage located at 877 W. Grand Avenue does not meet the landmark designation criteria, as the primary structure was classified as a non-contributing structure. The poultry house's function as a primary structure between 1927 and 1937 coincide with a historically significant period in private poultry production both nationally and locally in the Pomona Valley, and is one of the few remaining examples of a poultry house in the City of Pomona, thus meeting the finding for single historic landmark designation. Therefore, staff recommends approval of the request to demolish the subject single-family dwelling and detached garage, excluding the poultry house.

Respectfully submitted by:

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Prepared by:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Previous Staff Report from HPC Meeting of December 4, 2019
- 3) Project Plans
- 4) Location Map & Aerial Photo
- 5) Historic Resources Inventory Form
- 6) Site Photographs, Single-Family Dwelling & Garage
- 7) Site Photographs, Poultry House
- 8) Works Cited
- 9) Public Hearing Notice from HPC Meeting of December 4, 2019