

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA 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.

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

WHEREAS, the applicant, Gilbert Jow, has submitted an application for Certificate of Appropriateness (MAJCOA 12883-2019) to allow for the demolition of one single-family dwelling, an accessory structure (“garage”), and poultry house located at 877 W. Grand Avenue (APNs: 8342-029-011, 8342-029-012);

WHEREAS, the City of Pomona’s Building and Safety records indicate that the poultry house was constructed in 1927 and the single-family dwelling and garage was constructed in 1937;

WHEREAS, the City of Pomona’s Historic Resources Inventory, prepared in 1993 by Diane Marsh, identifies the single-family dwelling located on the subject property as non-contributing in its survey of Grand Avenue;

WHEREAS, the City of Pomona’s Building and Safety Records, Historic Preservation Commission archives, and external historical research on the private poultry industry and Pomona Valley industries, collectively indicate that the poultry house operated between 1927 and 1937 during a time of historical significance in the local and national private poultry industry, and is one of the few remaining examples in the City of Pomona reflecting this specific period;

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 12883-2019) for the demolition of any structure constructed before 1945;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on November 4, 2019, no less than thirty days before consideration by the Historic Preservation Commission;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on December 4, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 12883-2019); 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 (Existing Facilities), Section 15301 Categorical Exemption in that the project involves the demolition and removal of one single-family dwelling and garage.

SECTION 2. Section .5809-13.F.6 of the PZO requires the Historic Preservation Commission to determine whether all on-site 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 identifies the single-family dwelling as noncontributing. The Survey did not identify the single-family dwelling in its survey of structures along Grand Avenue 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. 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.*

Dwelling and Garage: Though the original owner of the structure can be identified, the subject dwelling and garage are not identified with persons or events significant in local, state, or national history.

Poultry House: The subject poultry house functioned as a primary structure between 1927 and 1937, which coincided with a historically significant period in private poultry production both nationally and locally in the Pomona Valley.

- 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 Pomona Historic Resources Inventory Survey conducted by Diane Marsh in 1993 identified the subject dwelling as non-contributing with a minimal traditional architectural style. Structures identified in the Survey as noncontributing are defined as buildings which do 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 subject dwelling and garage 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 dwelling and garage were built in 1937 and the contractor or 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.*

Dwelling and Garage: The single-family dwelling and garage do not retain a significant architectural character, and do 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.*

Dwelling and Garage: The structure is located on Grand Avenue which is an urbanized area of the City. The area is developed with single-family residences and multiple-family residential uses surrounding the property. 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 subject dwelling and garage do 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 dwelling and garage have not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The subject dwelling has been identified in the 1993 Pomona Historic Resources Inventory Survey as non-contributing.

- 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 dwelling and garage do not reflect significant geographic patterns of settlement and growth. It is located in a neighborhood comprised of single-family dwellings and multiple-family dwellings 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.*

Dwelling and Garage: The subject dwelling and garage do 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.

Poultry House: The subject poultry house functioned as a primary structure between 1927 and 1937, which coincided with a historically significant period in private poultry production both nationally and locally in the Pomona Valley, 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. As several poultry houses have been demolished in the City of Pomona over the last several years, it is one of the few remaining examples of a poultry house in the City of Pomona, specifically linked to this unique pre-World War II period of private poultry growth across Pomona Valley in the 1930's.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 12883-2019) to allow for the demolition of two structures (single-family dwelling and garage) and denying the demolition of the poultry house.

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, 2019.

ALICE R.GOMEZ
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.