

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12537-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE LOCATED AT 650 WEST GRAND AVENUE.

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

WHEREAS, Yan Ling Wang, has submitted an application for Certificate of Appropriateness (MAJCOA 12537-2019) to allow for the demolition of a single family residence located at 650 West Grand Avenue (APN: 8343-005-019);

WHEREAS, available records indicate that the structure was constructed approximately 1910;

WHEREAS, the City of Pomona's Historic Resources Inventory prepared in 1993 by Diane Marsh, identifies 650 W. Grand Ave., in its survey of West Grand Avenue;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site and across 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 12537-2019) 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 12537-2019); 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 structure 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 identify 650 W. Grand Ave. as a Craftsman Bungalow home that contributes to the historic streetscape. While the structure hold architectural integrity as assessed by Diane Marsh in 1993, it does not hold architectural standards that exemplifies special elements of Pomona's history. Further, the streetscape has changed significantly since 1993 when the survey was conducted. Several residential developments have been constructed along Grand Ave. in recent years, including an eight-unit single family development on the adjacent property to the east. In addition, the structure is not eligible for local landmark status, not eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. 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.*

As mentioned previously, staff's research of City directories and literature did not indicate 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.*

There are no indications of distinctive method of construction used on the structure, or of any indigenous materials or craftsmanship used in the construction. The existence of a Craftsman bungalow is not unique or unexpected given that there are ample examples of this architectural style throughout the City of Pomona and the material used in the construction are standard and applicable to the period of 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 structure is located approximately one mile from the Wilton Heights Historic District, and the area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties. Further, the streetscape has changed significantly since 1993 when the survey was conducted. Several residential developments have been constructed along Grand Ave. in recent years, including an eight-unit single family development on the adjacent property to the east.

- e. The structure is not the work of a notable builder, designer, landscape designer, or architect.*

The subject structure was built in approximately 1910 and the builder could not be identified. Staff's research did not identify evidence of any involvement with a noted architect, builder, designer, or person with exemplary talents.

- 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 West Grand Ave. which is an urbanized area of the City. Further, the streetscape has changed significantly since 1993 when the survey was conducted. Several residential developments have been constructed along Grand Ave. in recent years, including an eight-unit single family development on the adjacent property to the east. Surrounding land uses are newer multi-family housing, and single-family residences. There are no unique characteristics or an established and familiar visual feature surrounding the subject property.

- 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 structure does not possess significant architectural character, and does not possess any distinguishing details, structural and architectural innovations. There are ample examples of Craftsman Bungalow architecture throughout the City of Pomona and the subject structure is not considered a "prime example" of this architectural style.

- 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 structure has been identified as Craftsman Bungalow; however, it is not considered a "prime example" of Craftsman bungalows and there are ample examples of Craftsman Bungalow architecture throughout the City of Pomona.

- 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 structure does not reflect significant geographic patterns of settlement and growth. It is located in a neighborhood comprised of single-family and multi-family residential buildings of different eras. The site does not involve any structures associated with transportation, park or community planning. As previously mentioned, the streetscape along Grand Ave. has changed significantly since 1993 when the survey was conducted. Several residential developments have been constructed along Grand Ave. in recent years, including an eight-unit single family development on the adjacent property to the east.

- 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. There are ample examples of Craftsman Bungalow architecture throughout the City of Pomona and the subject structure is not considered a “prime example” of this architectural style.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 12537-2019) to allow for the demolition of single-family residence 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.
3. Upon issuance of building permit, demolition can commence once the applicant provides a period of three (3) months to allow the structure to be advertised for possible relocation in a notice that is circulated to all interested parties.
4. New development should incorporate architectural elements of the original home such as the double hung windows, rafters underneath the roof eaves, incorporating unique wooden frames on front porch, and rock foundation.

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
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.