

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12931-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE LOCATED AT 464 W. EIGHTH STREET

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

WHEREAS, City of Pomona Housing Authority has submitted an application for Certificate of Appropriateness (MAJCOA 12931-2019) to allow for the demolition of one detached structure located at 464 W. Eighth Street (APN: 8341-015-900);

WHEREAS, available records indicate that the structure was constructed in approximately 1920;

WHEREAS, the City of Pomona's Historic Resources Inventory, prepared in 1993 by Diane Marsh, identified the structure located on the subject property in its survey of W. Eighth Street;

WHEREAS, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on December 23, 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 12931-2019) for the demolition of any structure constructed prior to 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 February 5, 2020 concerning the requested Major Certificate of Appropriateness (MAJCOA 12931-2019); 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(l)(1) Categorical Exemption in that the project involves the demolition and removal of one single-family residence.

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 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 1993 Historic Resources Survey identified 464 W. Eight Street as a California Bungalow structure that does not contribute to the historic streetscape with major alterations and documentation noting that the structure was “boarded up” at the time of the survey. The structure has suffered significant damage over the years, including a recent fire that has left the structure in a state of dilapidation. Further, the structure does 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 could 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. This California bungalow is not unique in its kind and the material used in the construction are minimal and is does not exemplify craftsmanship. Typical Bungalows have front facing gabled roofs, sloping roofs and eaves with unenclosed rafters, and typically feature a dormer window (or an attic vent designed to look like one) over the main portion of the house. The subject structure possesses none of these character-defining features.

- 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 0.75 miles from the Wilton Heights Historic District, and the area surrounding the property does not possess a unifying character. There are a number of structure built prior to 1945 in the surrounding neighborhood, however all have been modified significantly with majority considered to be “N-

Building which does not possess architectural character” or “NA- Building that does not contribute to the historic streetscape because it has been altered too much.” Further, the 1993 Historic Resources Survey did not list this area and surrounding neighborhood as a candidate for district formation.

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

The subject structure was built in approximately 1920 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 W. Eighth Street, which is an urbanized area of the City. Because of 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.

- 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, distinguishing details, or structural and/or architectural innovations. As previously mentioned, typical California Bungalows have front facing gabled roofs, sloping roofs and eaves with unenclosed rafters, and typically feature a dormer window (or an attic vent designed to look like one) over the main portion of the house. This structure possesses none of these character-defining features and 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 California Bungalow; however, it is not considered a prime example of this architectural style 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.

- 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 California 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 12931-2019) to allow for the demolition of one structure with the following conditions:

1. 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 5th DAY OF FEBRUARY, 2020.

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. 76-258 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.

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