



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: February 5, 2020

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12931-2019)
Major Certificate of Appropriateness (MAJCOA 12931-2019) to allow for the demolition of a pre-1945 single-family residence on a property located at 464 W. Eighth Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 12931-2019), subject to conditions.

PROPERTY & APPLICANT INFORMATION

Address	464 W. Eighth Street
Assessor's Parcel Number (APN)	8341-015-900
Lot Size	5,375 s.f. (.12 acres)
General Plan Land Use Designation	Neighborhood Edge & Residential Neighborhood
Zoning District	R-3
Historic District	None
Specific Plan	None
City Council District	2
Applicant	City of Pomona Housing Authority
Property Owner	City of Pomona

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	2005, CE 05-25100 (Parking Citation), 2005, CE 05-5487 (Overgrown vegetation), 2009, CE 09-1765 (Property Maintenance), 2018, CE 8373-2018 (Vacant unsecured property), 2018, CE 8590-2018

	(Vacant unsecured property), 2019, CE 13081-2019 (Vacant unsecured property), 2019, CE 13374-2019 (Unsecured property)
Planning	MDV 18-3218, Reduce side yard setback from 5 feet to 4 feet

BACKGROUND

On October 30, 2019, the Pomona Housing Authority submitted an application for a Major Certificate of Appropriateness to request the demolition of one single-family residence with an estimated construction date of 1920. The property is located within the R-3 (High Density Residential Family) Zone, just east of Park Avenue (Attachment 2).

The property was acquired by the City's Redevelopment Agency in 2000 and remained part of the Housing Authority's portfolio when the Agency dissolved in 2012. The structure has remained unoccupied since the City acquired the property, becoming dilapidated over time due to constantly break-ins. The property has a long history of Code and Police enforcement issues. The interior of the home has been destructed because of the break-ins and a recent fire that occurred on October 1, 2019 (Attachment 3). The property has become a significant nuisance to the surrounding neighborhood. As such, the Housing Authority is proposing to demolish the structure and hold the property to develop a future affordable housing project. Further, the Housing Authority has hired a consultant to assess the property and provide a recommendation as to the most appropriate type of affordable housing project that should be developed.

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.*" 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.*"

ANALYSIS

Description of Residence

The single-family home is 672 square feet in size and is identified in the City's 1993 Historic Resources Inventory Survey as a California Bungalow with a construction date of approximately 1920, with a rating of "NA - Building which does not contribute to the historic streetscape because it has been altered too much" (Attachment 4). The survey also reports the condition of the home as "fair", with major alterations and documents that the structure was "boarded up" at the time of the survey. Moreover, it was not identified as a potential candidate for local landmark

status, or inclusion in the California Register of Historic Resources and National Register of Historic Places.

The structure includes a stucco exterior and composition shingles. The existing condition of the structure is dilapidated and damaged beyond repair due to constant break-ins and a recent fire. Photographs of the condition of the interior and exterior of the structure are included as Attachment 5. Most of the building records consist of expired permits and a few minor permits for electrical, plumbing, and re-roof. Staff was not able to find permits for the original construction of the structure.

Historical Significance per City Directory and Resource

Staff has reviewed the City Directory available at the Pomona Public Library to identify any persons associated with these properties who may have made significant contribution to local, state, or national history. Staff has found that the following people lived at the subject property (Attachment 6):

<i>Name</i>	<i>Occupation</i>	<i>Year of Residence</i>
Manuel Pinedo	Not listed	1934
Rufus Avila	Not listed	1931

Staff has further reviewed the following City resources and books to evaluate the historical significance of the people identified in the City Directory and no historical significance was found.

City Resources and Books	Research
24 th Annual Pomona Heritage Home Tour	No historical significance found.
28 th Annual Pomona Heritage Home Tour	No historical significance found.
Pomona Centennial History by Pomona Centennial-Bicentennial Committee	No historical significance found.
Pomona Centennial History by Gloria Ricci Lothrop	No historical significance found.
History of Pomona Valley California with Biographical Sketches	No historical significance found.
Sanborne Maps (1959)	No historical significance found.

Historic Landmark Designation Criteria

The residence was identified in the City of Pomona's 1993 Historic Resources Inventory Survey as a non-contributing structure because it has been "altered too much", according to the survey. The structure has been damaged beyond repair and does not possess special characteristics that distinguish it from other structures of the same period located in the City. Moreover, the structure was not listed as a potential candidate for local, state, or national landmark status. Lastly, staff has determined that the structure cannot be identified with persons or events significant in local history and would not meet the landmark designation criteria.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, the Historic Preservation Commission shall first consider if the property would likely meet the following criteria used in historic landmark designation:

Criteria	Analysis
<i>It exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i>	The City of Pomona 1993 Historic Resources Survey identified 464 W. Eighth 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.
<i>It is identified with persons or events significant in local, state, or national history;</i>	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.
<i>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;</i>	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.

<i>It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;</i>	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 before 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.
<i>It is the work of a notable builder, designer, landscape designer or architect;</i>	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.
<i>It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;</i>	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 uniquely established and familiar location or view.
<i>It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</i>	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.
<i>It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;</i>	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 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;</i>	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.
<i>It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics or an architectural or historical type or specimen.</i>	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.

PUBLIC NOTICING

On December 23, 2019, a public hearing notice was sent to the applicant, posted at the subject site, 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 December 23, 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 December 27, 2019. As of the writing of this report, Planning has received no inquiries about possible relocation of the structures.

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(l)(1) Categorical Exemption in that the project involves the demolition and removal of one single-family residence.

CONCLUSION

In summary, the structures located at 464 W. Eighth Street was identified as California Bungalow and has been altered to no longer possess architectural significance. The structure is not listed as a potential candidate for local, state, or national landmark status in the 1993 Historic Resource Inventory Survey. The structure also has no historical, cultural, social, and political significance based on the research conducted through the City directories and City literatures. Staff has determined that the structure does not meet the historic landmark designation criteria

and therefore, its demolition would not cause a potentially significant impact as a historic resource.

RECOMMENDED MOTION

Staff recommends the following motion:

- Move that the Historic Preservation Commission close the public hearing, find that the project is categorically exempt pursuant to State and Local CEQA guidelines, and approve Major Certificate of Appropriateness (MAJCOA 12931-2019) per staff's recommendation, subject to the findings and conditions included in the draft resolution.

Respectfully submitted by:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Pomona Police Department Incident Report
- 4) Historic Resources Inventory Form
- 5) Site Photographs
- 6) City Directories
- 7) Public Hearing Notice