



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 adopt it approving Major Certificate of Appropriateness (MAJCOA 12883-2019) to deny the demolition of additional structures (pre-1945 single-family dwelling, detached garage) beyond the 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

PREVIOUS RELATED ACTIONS

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 a pre-1945 single-family dwelling and detached garage and denying the demolition of the poultry house, located at 877 W. Grand Avenue (Attachment 2). The HPC discussion included city-wide housing needs, the 1993 Historic Resources Inventory Survey non-contributing designation, significance of the single-family dwelling, demolition by neglect, and exploring recommendations for architectural style for new development. The HPC continued the public hearing to its next scheduled special meeting on January 15, 2020 to allow Commissioners to research possible options to provide to the applicant.

BACKGROUND

In November 2019, the applicant submitted an application for a Major Certificate of Appropriateness to demolish a single-family dwelling, detached garage, and a 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.

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:

Anita D. Gutierrez, AICP
Development Services Director

Prepared by:

Alina Barron
Assistant Planner

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

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, 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. 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.



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: December 4, 2019

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12883-2019)**
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 adopt it approving Major Certificate of Appropriateness (MAJCOA 12883-2019) to deny the demolition of additional structures (pre-1945 single-family dwelling, detached garage) beyond the 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
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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

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Building & Safety	5/1927 – Construction of Poultry House 9/1937 – Construction of Single-family Dwelling 8/1937 – Construction of Garage & attached storage 9/1978 – Reroof of Single-family Dwelling 9/2003 – Reroof of Single-family Dwelling
Planning	None

BACKGROUND

In November 2019, the applicant submitted an application for a Major Certificate of Appropriateness to demolish a single-family dwelling, detached garage, and a 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 2). 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 3). 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.

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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 5).

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 6).

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 7), 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)
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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 8). 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:

Anita D. Gutierrez, AICP
Development Services Director

Prepared by:

Alina Barron
Assistant Planner

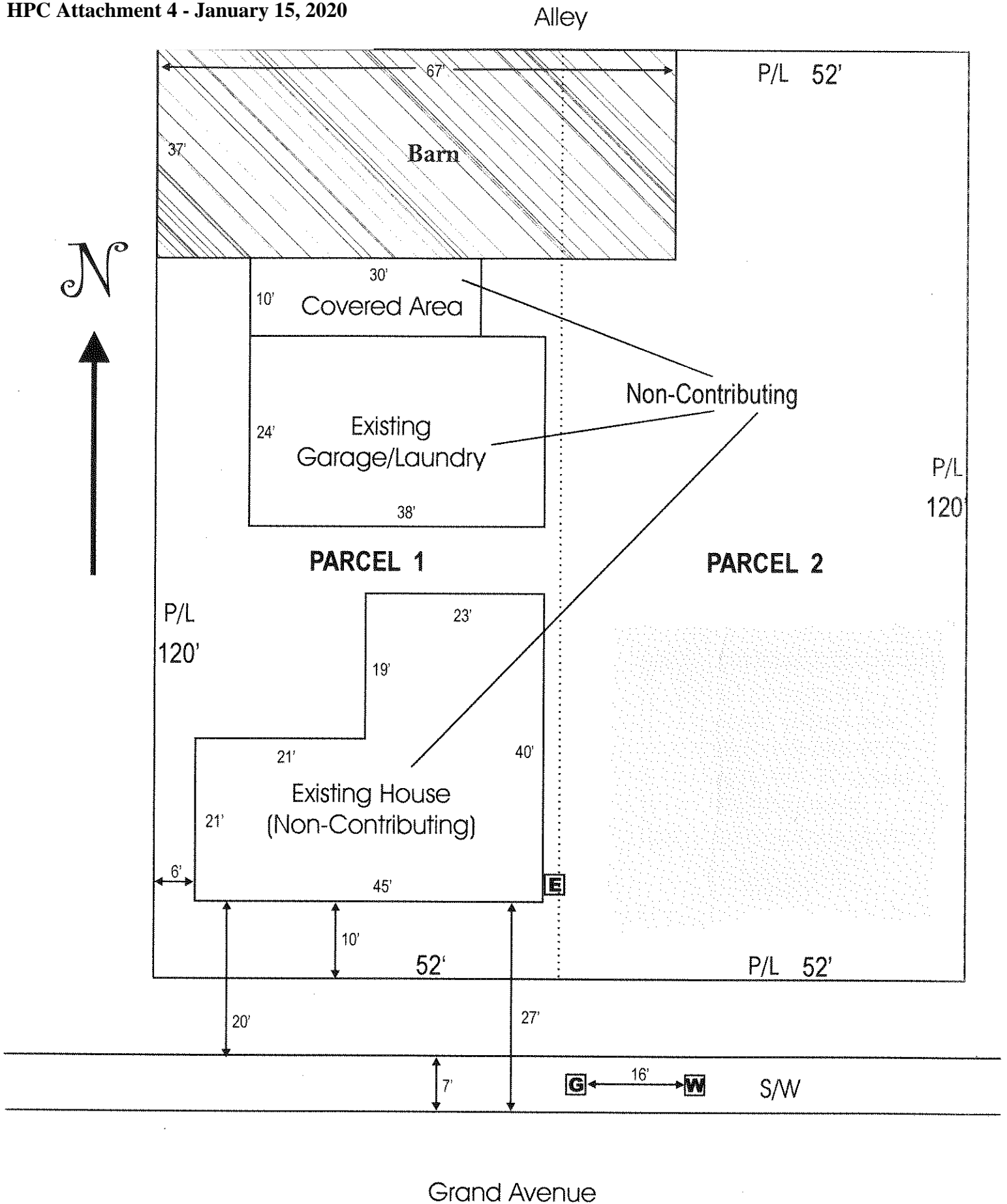
ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Project Plans
- 3) Location Map & Aerial Photo
- 4) Historic Resources Inventory Form
- 5) Site Photographs, Single-Family Dwelling & Garage
- 6) Site Photographs, Poultry House
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- 8) Public Hearing Notice

Location Map & Aerial Photograph

877 W. Grand Avenue





CITY OF POMONA
Historic Resources Inventory
(Short Form - Exterior)

(1) Address: 877 W GRAND AV (2) Neighborhood: _____

(3) Property Category:

Single Family Residential	<u>X</u>	Multi-Family Residential	____#of Units____
Commercial	____	Industrial	____
Other	____		

(4) Architectural Style (see attached sheet): MINIMAL TRADITIONAL

(5) Estimated Construction Date(s): 1937 (6) Condition of Structure FAIR

(7) Additions or Alterations: Major Moderate Few None

Description: _____

(8) Other comments or observations: _____

(9) Rating: "C" "CM" "N" "NA" "R"





(10) Evaluator: D MARSH
Date or Evaluation MAY 1993

- (Place Picture Here) -

Legends:

- C = Building which contributes to the historic streetscape of the city because it is over 50 years old and still possesses its architectural integrity and character.
- CM= Building which contributes to the historic streetscape in spite of its alterations
- N = Building which does not possess architectural character.
- NA = Building that does not contribute to the historic streetscape because it has been altered too much.
- R = Altered building that could become a contributing building if the alterations were reversed.

STATUS:

-  Blue: Contributes to a potential local historic district.
-  Yellow: Contributes to a potential National Register of Historic Places District.
-  Green: Has potential as a candidate for local landmark status.
-  Red: Has potential as a candidate for the National Register of Historic Places as an individual property.





































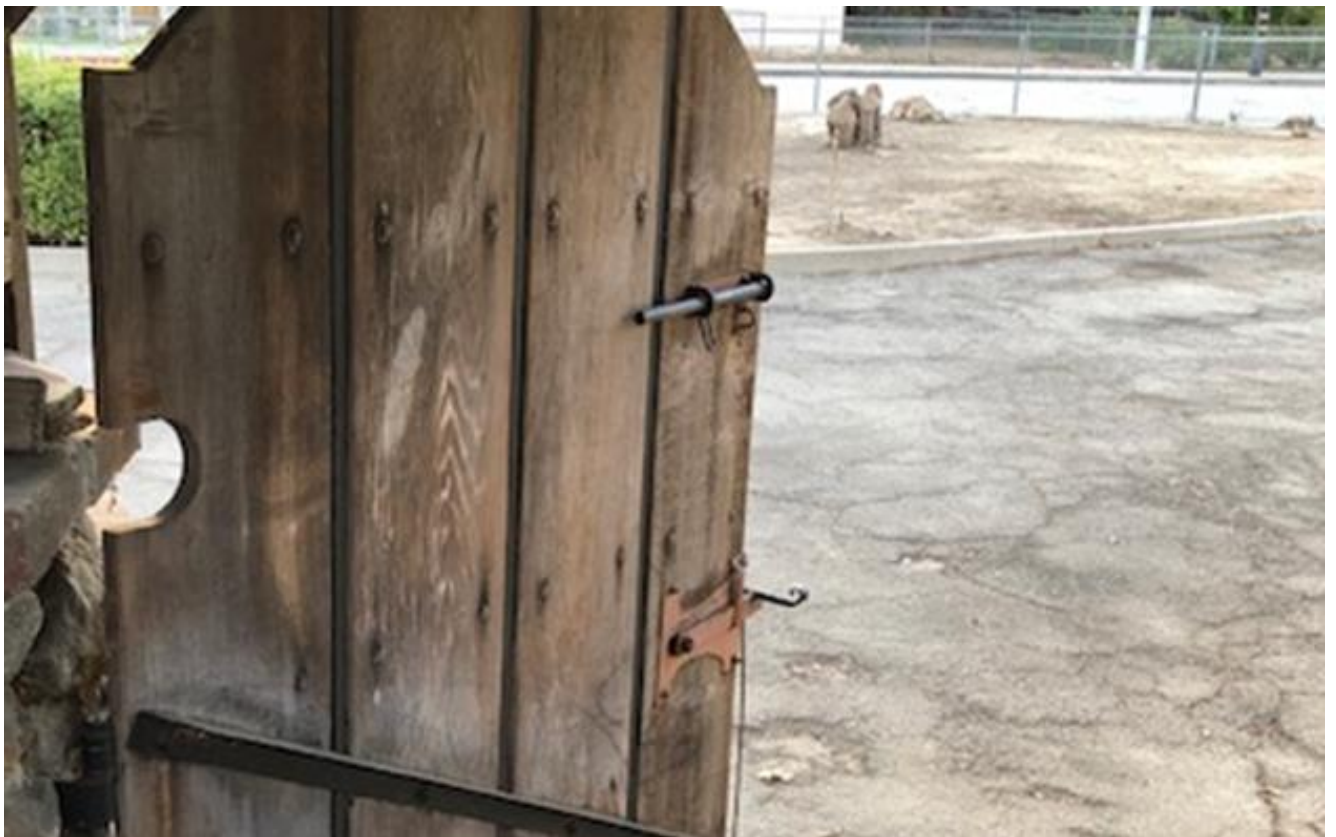




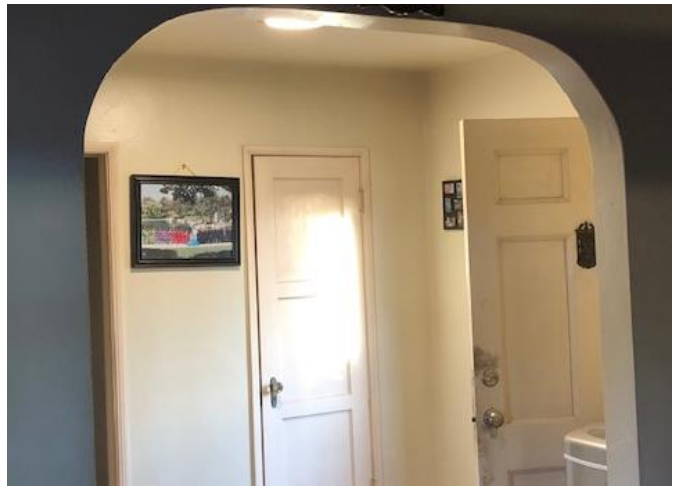
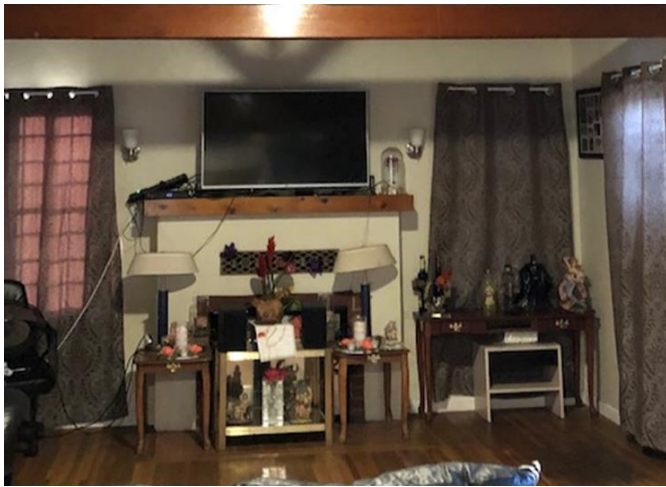


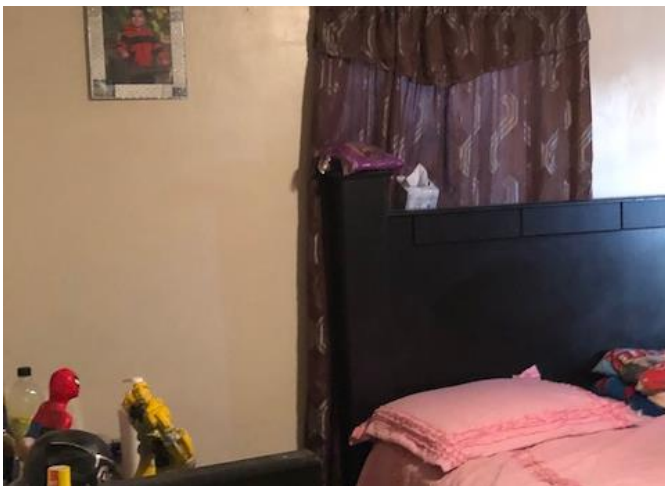


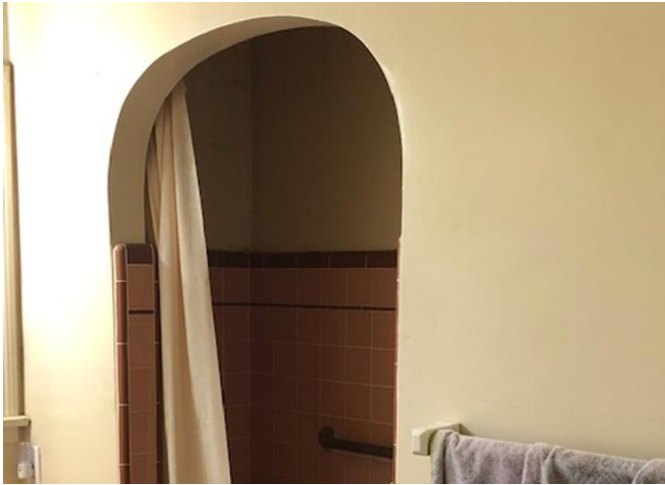
















HPC Attachment 8 - January 15, 2020

[877] W. Grand Ave.

Staff Research on Primary Structure

Works Cited

Los Angeles County Fair

1. University of California, *Poultry Craftsman* (California: University of California, 1922, Digitized 2013), 200.

Poultry Industry

1. "Broiler Industry Stretches Its Economic Wings in Delaware," United States Department of Agriculture, last accessed Thursday, November 21, 2019, <https://www.usda.gov/media/blog/2015/01/08/broiler-industry-stretches-its-economic-wings-delaware>.
2. "National Agricultural Library Index," United States Department of Agriculture, last accessed Thursday, November 21, 2019, <https://www.nal.usda.gov/speccoll/collectionsguide/collection2.php?subject=Poultry>.
3. "Foster Farms (Poultry Company)," World Heritage Encyclopedia, last accessed Thursday, November 21, 2019, [http://community.worldheritage.org/articles/Foster_Farms_\(poultry_company\)](http://community.worldheritage.org/articles/Foster_Farms_(poultry_company))

NOTICE OF AVAILABILITY OF ONE SINGLE-FAMILY RESIDENCE, GARAGE, AND POULTRY HOUSE FOR RELOCATION (STRUCTURES ONLY: NOT REAL ESTATE) AND NOTICE OF PUBLIC HEARING ON AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12883-2019) FOR THE DEMOLITION OF A SINGLE FAMILY RESIDENCE, GARAGE, AND POULTRY HOUSE ON A PROPERTY LOCATED AT 877 W. GRAND AVENUE.

The City of Pomona has received an application to demolish one single-family residence, garage, and poultry house located at 877 W. Grand Avenue (MAJCOA 12883-2019). This notice concerns the physical structures at the above-referenced location only, and does not concern the availability of land or real estate for purchase or dedication. Notice is further given that the Historic Preservation Commission will hold a public hearing on December 4, 2019, at 6:30 p.m., in the Pomona City Council Chambers, located at 505 South Garey Avenue in the City of Pomona.

The petitioner, Gilbert Jow, requests a Certificate of Appropriateness (MAJCOA 12883-2019) to allow the demolition of one single-family residence, garage, and poultry house with estimated construction dates between 1927-1937. Under Section .5809-13 of the Pomona City Zoning Ordinance, the City of Pomona Historic Preservation Commission must review all applications for permission to demolish structures built prior to 1945, in order to protect the City’s historical resources and maintain the architectural cohesiveness of its neighborhoods.

The structure is not identified in the City's 1994 Historic Resources Inventory as being either a Potential Local Landmark or a potential candidate for the National Register of Historic Resources. The neighborhood in which the building is located is not identified in the Inventory as being a Potential Historic District. Under Article 19, Section 15301 (L.1, Class 1) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the proposed project meets the criteria for a Categorical Exemption. Therefore, no further environmental evaluation is required.

Any interested party may submit a Letter of Intent demonstrating the party’s willingness to relocate the building(s) from their current location to another suitable location. Letters of Intent must be submitted in writing to the City of Pomona Planning Division, 505 South Garey Avenue, Pomona, CA 91766. Letters of Intent will be accepted from November 4, 2019 through 2:00 P.M. on December 4, 2019.

Interested parties wishing to relocate the structure shall be required to first obtain a conditional use permit in compliance with the City’s Zoning Ordinance within four months of acceptance. The relocation, transportation, rehabilitation, or use of the structure also constitutes a “project” under the CEQA Guidelines. Compliance with CEQA as part of the conditional use permit process shall be the sole responsibility of the party who acquires the building.

Neither the City of Pomona Planning Division, the City of Pomona, nor any related public entity or subdivision make any representation, warranty, or guaranty, express or implied, as to the structural integrity, safety, quality, or condition of said properties, nor of their suitability for relocation or transportation, or of fitness for use.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the of City of Pomona, Planning Division at, or prior to, the public hearing. If you have any questions, please contact Alina Barron, Assistant Planner, at (909) 802 – 7729.

Date: November 4, 2019 Publication Date: November 22, 2019

Anita D. Gutierrez, AICP
Development Services Director

Rosalia Butler
City Clerk