



# CITY OF POMONA

## HISTORIC PRESERVATION COMMISSION

**DATE:** September 2, 2020

**TO:** Historic Preservation Commission (HPC)

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **SINGLE HISTORIC LANDMARK DESIGNATION (SHISTORIC 12980-2019)**: A request for Single Historic Landmark Designation for the property located at 270 Heritage Court located in the R-1-PD, Low Density Single Family Planned Development Zone.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached Resolution (Attachment 1) recommending City Council approval of the Single Historic Landmark Designation for the property located at 270 Heritage Court.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	270 Heritage Court
<b>Assessor's Parcel Number (APN)</b>	8339-002-054
<b>Lot Size</b>	10,275 SF (0.235 Acres)
<b>General Plan Land Use Designation</b>	Neighborhood Edge
<b>Zoning District</b>	R-1-PD, Low Density Single Family Planned Development Zone
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	Elliot Lozano
<b>Property Owner</b>	Elliot Lozano

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	No history.
<b>Code Enforcement</b>	No active or open cases.
<b>Building &amp; Safety</b>	<b>1990</b> Roof reconstruction, ceiling/floor/wall insulation, and drywall work as needed. <b>1990</b> New concrete block retaining walls, screen wall and guard rail. <b>1991</b> Foundation for move-on. <b>1991</b> New two-car garage, with wood frame and composition shingles. <b>1993</b> Re-roof, replace siding, drywall on interior, and shear doors as needed, fireplace, and stairs as needed. Complete rehab of the house. <b>1994</b> Construction of a sound wall.

	<b>1998</b> Repair flashing around chimney and side walls.
<b>Planning</b>	<b>1987</b> Conditional Use Permit for a move-on single family residence (Resolution 6682)

## BACKGROUND

The property located at 270 Heritage Court permanently hosts the “Weigle House”, a two-story 3,069 square-foot residence with a 441 square-foot detached garage. The Weigle House is comprised of five bedrooms and two bathrooms and categorized as a post Victorian style residence. The Los Angeles County Assessor’s records and Building & Safety’s records indicate that the Weigle House was originally constructed in 1907 and the two-car garage was constructed in 1991. The residential structure sits on a 10,275 square-foot (0.23 acres) lot in the R-1-PD, Low Density Single Family Planned Development Zone (Attachment 2).

The original location of the Weigle House was 300 W. Seventh Street. The Weigle House was acquired by the City in 1980 from Donald Gerald Cameron and Mary Louise Cameron (Attachment 3: CC Resolution 80-222) with the intent that the property would be used for additional parking as there was an existing shortage of parking for use by County court patrons. In 1984, during a regular meeting of the Council, the Director of Public Works communicated to the Council the continuance of a joint City-County effort to provide additional parking to serve the courts and expand the existing seventh street parking lot. The Council then responded by passing a motion to declare the structure a surplus and instructed the Purchasing Officer to seek bids for the sale of the structure. Moreover, Mayor Shelby and other Council members at the time emphasized their desire that the house be retained in Pomona, if possible, for its historical value (Attachment 4: CC Minutes October 15, 1984).

The sale of the single-family dwelling structure was approved by the City Council in 1985 (Attachment 5: CC Minutes January 21, 1985). Later that year in April, the Council approved the use of Community Development Block Grant (CDBG) funds to relocate and store the structure, with concurrence that the buyer accepted all storage and moving costs. However, a potential buyer did not follow-through with the purchase and, in May of 1985, the Council authorized the use of CDBG funds to relocate and store the structure on a vacant parcel in order to clear the parcel at 300 W. Seventh Street (Attachment 6: CC Minutes May 20, 1985). In October of 1985, CDBG funds were authorized for the reuse of the Weigle House in the Downtown I Redevelopment Project Area, moving the structure to a vacant parcel on the southwest corner of Park Avenue and West Sixth Street (Attachment 7: CC Minutes October 29, 1985).

Ultimately, in 1987 the Council approved a resolution authorizing an agreement with Preservation Partners for the sale and relocation of the Weigle House to North Gibbs Street and San Bernardino Avenue, now formally known as Heritage Court (Attachment 8: CC Resolution 87-169). Seven proposal terms were included as part of the sale of the Weigle House, including a proposal term stating that the subject structure is one of four required turn-of-the-century move-on dwellings to the one acre site, the obtainment of a Conditional Use Permit (CUP), and the rehabilitation of the Weigle House to be sympathetic to the era of construction and the exterior

work to be in conformance to the Secretary of Interior's Standards for Rehabilitation. Preservation Partners, obtained a CUP to move the property from 605 W. Sixth Street to North Gibbs Street at San Bernardino Avenue (Attachment 9: PC Resolution 6682), and obtained the first Planned Development (PD) Overlay approval of a low-density residential project composed of four homes, including the Weigle House (Attachment 10: PC Resolution 6916). Preservation Partners managed to fulfill some of the proposal terms, including the placement of all four turn-of-the-century move-on dwellings to the one-acre site and the addition of a two-car garage to the Weigle House, but ultimately the project was abandoned in 1992 and the property went into foreclosure (Attachment 11: See Memorandum attached to CC Resolution 92-134).

In October of 1992, the Council approved a resolution authorizing the agreement between the City's Redevelopment Agency and Imperial Thrift and Loan Association for the acquisition of Heritage Court (Attachment 12: CC Resolution 92-192), with the intent to rehabilitate the dwellings. After acquisition in 1993, the Council approved a resolution authorizing an agreement between the Redevelopment Agency and Granger Development Corporation for the rehabilitation of Heritage Court, which included the Weigle House (Attachment 13: CC Reso 93-137). Once completed, the agreement's final product included three completely remodeled dwellings, with on-site improvements, a sound wall, a perimeter block wall, off-street parking and landscaping. Specifically for the Weigle House, the Rehabilitation Specification Analysis Report included repair work on the home to the roof covering, roof elements, the exterior side walls, the porch on the first and second floor, the foundation, the demolition and reconstruction of the deck, repair work to the interior walls, ceiling, and floors, the installation of smoke detectors, repair and repaint work on all interior cabinets and doors, paint work in all rooms, the installation of a central forced air cooling condenser, the repair of all water/drain/sewer/gas lines, and the installation of new fixtures and appliances.

Prior to the rehabilitation work, the four dwellings on Heritage Court were boarded and decaying with several building code violations. After the rehabilitation work was completed, three of the four dwellings were completely rebuilt, with the fourth dwelling demolished due to its state of decay. The three remaining dwellings received new wiring, plumbing, insulation, fixtures, appliances, ceramic tile, floor coverings, hardware and new roofing. The contractor closely followed the period in which the dwellings were built, restoring them to reflect that period as close as reasonably possible (Attachment 14: Per CC report July 17, 1995). The Weigle Home was then sold by the City in 1996 along with the other two rehabilitated properties in Heritage Court.

## **APPLICABLE CODE SECTIONS**

Per Section .5809-13(D) Historic Landmark Designation Criteria, *"For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings(in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and it meets one or more of the designation criteria."*

Section .5809-13(E) requires the Historic Preservation Commission review all applications for historic landmark designation. The HPC must then make a recommendation on the designation to

the City Council. Before making the recommendation, HPC must review the structure for consistency with the required findings to determine if the structure merits designation.

## **ANALYSIS**

### **Historic Significance**

#### *Owner/Builder*

The original owner and builder of the Weigle House, was George J. Weigle, a popular and successful German-American born in Wurtemberg, Germany on February 6, 1865. George J. Weigle was son to Michael and Christina Weigle, who were also natives of Wurtemberg, Germany and he was the oldest of eight other siblings. The Weigle family immigrated to the United States in 1872 and settled in a farm in Lenawee County, Michigan where they resided for many years. In the spring of 1887, George along with his parents, moved to Pomona in aspirations to continue their farm work. George secured employment on the Chino Ranch, working as a butcher for Richard Gird on a large stock ranch for two years. All while saving money to start a butcher business with his brother, Charles, as a partner. In 1891, George bought out the stock and good will of the proprietorship of the West Second Street Market on 166 W. Second Street. Only three years later, in 1894, they needed to move their business to a bigger facility and expanded their operations to 240 S. Main Street to a central market (Attachment 15).

In 1895, his brother Charles withdrew from the partnership and went into business for himself, and George continued the business alone. Eventually George managed three meat markets in Pomona and one in Chino. His third market in Pomona was located at 328 W. Second Street and he also built a modern large cold-storage and refrigerator plant at his market. All of Mr. Weigle's markets were supplied from stock that he purchased and fed on his twenty-acre ranch two miles south of Pomona, which also included a modern cold-storage plant and slaughter house.

Mr. Weigle, built a home on the corner of Seventh and Main Streets, according to his own plans and it was considered one of the most "home-like" residences in the city at that time. He owned one of the first automobiles in Pomona, a 1907 Cadillac, pictured below in Figure 1. He married his wife, Emma Hensler, in Pomona and had three children, Hazel, Leola, and Anita. George lived a successful life as a citizen of Pomona, and his passing was recorded as a loss that left a void in the community and business life. Many citizens of Pomona esteemed him for his judicious management, strict integrity, and fine qualities of the heart and mind. Mr. Weigle was also prominent in the civic and social aspects of the community. He was an active member of the Knights of Pythias, the Foresters, the Fraternal Aid, and Pomona Lodge No. 789, B.P.O Elks. George J. Weigle, passed away on June 24, 1916.

**Figure 1.** *George J. Weigle's home featuring his family and Cadillac*



### *Architectural Style*

The Victorian style residence has retained most of all of the defining original characteristics, taking into account that the residence was moved twice prior to permanent placement, and underwent a major City-initiated rehabilitation project. The Victorian residence features a steep hipped roof with a lower cross gable and a gable dormer. The wrap-around front porch features Classical support posts, with matching support posts on the second story wood-shingled porch. The windows around the residence are comprised of wood sash windows, ranging from round circular windows, half radius windows with grids, wavy glass windows, and double-hung windows. The Pomona Historic Resources Survey conducted by Diane Marsh in 1993 did not identify the Weigle House since the survey was conducted after the residence was moved from its original location and placed on a private street (Attachment 16).

The inevitable changes to the historic residence since its original construction included the reconstruction of the front porch steps and wall cladding due to the damage sustained when the residence needed to be moved and transported from its original location. The exterior of the front porch was rehabilitated to include wood siding in lieu of the original wall cladding, to match the rest of the dwelling and only included one set of stairs to the main entrance instead of two. Other minor visible necessary alterations include the addition of dormer vents and a chimney cover. All other exterior elements of the front of the residence that may have been part of the rehabilitation work, were undertaken in a manner that matched the original residence (Attachment 17).

### **Criteria for Designation:**

Section .5809-13(D) of the PZO establishes the procedure for reviewing historic landmark applications. The section states that a building may be designated a historic landmark if it is at least 50 years old and meets one or more of ten criteria. Records show that the Weigle House is well over 50 years old, as it was built in 1907. The structure, based on staff's analysis, meets the following criteria:

*2. It is identified with persons or events significant in local, state, or national history;*

The Weigle House, was built by George J. Weigle, who designed the home and was a prominent resident and business owner in the City and actively participated in civic and social activities. Mr. Weigle was a significant person in local history because he represented the successful business owner of that particular time period. He was able to establish three successful meat markets in the City along with a more modern cold storage plant that allowed him to have the capacity of about a carload of dressed beef ultimately setting him apart as he was able to supply both wholesale and retail. Mr. Weigle's perseverance and integrity, established a reputation in the City for his businesses to succeed. With his success in the local meat market industry, he was able to build and design his own home that ultimately manifested in the Weigle House. Upon his death in 1916, several businesses in Pomona closed for several hours to honor him. Based on staff's analysis, the property appears to be eligible under this criterion.

Staff analyzed the structure's eligibility to meet one or more of the other nine criteria for designation based on its architecture. Staff's analysis determined that the structure's significant rehabilitation along with the modifications to the front porch made it ineligible. However, based on the information provide in the staff report and attachments, the Commission could determine that, on balance, the structure meets one or more the established criteria for designation and consider making findings to support this conclusion.

### **PUBLIC COMMUNICATIONS**

A public hearing notice was sent to the applicant/owner of the property by first class mail July 30, 2020, to allow for 30 days prior to the hearing date and the notice was published in the Inland Valley Daily Bulletin on August 21, 2020. Additionally, a notice was also mailed to all owners of property located directly adjacent to and directly across the street from the subject site on August 21, 2020. As of the writing of this report, staff has not received correspondence in support or opposition to the proposed project (Attachment 18).

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the CEQA Guidelines, this action is not a project. Section 15060 of the Guidelines exempts actions from CEQA that would not result in either an indirect or direct impact on the environment and that do not meet the Section 15378(a) definition of a project. Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the single historic landmark designation.

## **CONCLUSION**

The Weigle House is a remarkable example of a historic home that underwent several processes to get to a permanent location, and managed to retain much of its significant historical, architectural, and aesthetic features. It is a unique example of an extensive City-initiated rehabilitation project that focused on the time period when the home was built and restored the residence to reflect that period as close as reasonably possible. The Weigle House, also inadvertently represents the success of past Pomona resident George J. Weigle, because he designed the home according to his own plans, and was widely documented as a significant person to Pomona's history.

## **RECOMMENDED MOTION**

Staff recommends the following motion:

- Move that the Historic Preservation Commission close the public hearing, find that the proposed designation is not subject to CEQA, and approve the resolution recommending City Council approval of the Single Historic Landmark Designation (SHISTORIC 12980-2019) for the property located at 270 Heritage Court.

Respectfully submitted by:

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Prepared by:

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## **ATTACHMENTS**

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) CC Resolution 80-222
- 4) CC Minutes October 15, 1984
- 5) CC Minutes January 21, 1985
- 6) CC Minutes May 20, 1985
- 7) CC Minutes October 29, 1985
- 8) CC Resolution 87-169
- 9) PC Resolution 6682
- 10) PC Resolution 6916
- 11) Memorandum attached to CC Resolution 92-134
- 12) CC Resolution 92-192
- 13) CC Resolution 93-137
- 14) CC report July 17, 1995
- 15) Supporting Documents for George J. Weigle
- 16) Supporting Documents for 270 Heritage Court
- 17) Site Photographs
- 18) Public Hearing Notice