

RESOLUTION NO. 99-155

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA,
CALIFORNIA APPROVING HISTORIC DISTRICT DESIGNATION 98-001
DESIGNATING AS AN HISTORIC DISTRICT THE WILTON HEIGHTS AREA
ROUGHLY BOUNDED BY WHITE AVENUE ON THE WEST,
GAREY AVENUE ON THE EAST, ORANGE GROVE AVENUE
ON THE NORTH, AND HOLT AVENUE ON THE SOUTH.**

WHEREAS, the City Council of the City of Pomona, after giving notice thereof as required by law, held a public meeting on August 2, 1999, concerning requested **Historic District Designation HDD 98-001**;

WHEREAS, the CITY COUNCIL has carefully considered all pertinent testimony offered in the case as presented; and

WHEREAS, pursuant to the requirements of Section .5809-13 E of the Zoning Ordinance, the Historic Preservation Commission, on June 16, 1999 recommended that the City Council approve the Wilton Heights Historic District Designation.

WHEREAS, a public hearing notice for this application was mailed to the property owners within the proposed district on July 23, 1999. A notice of this hearing was also published in the Inland Valley Daily Bulletin July 23, 1999.

WHEREAS, pursuant to Section .5809-13 E 4 of the Zoning Ordinance, a notice of the application for the Wilton Heights Historic District was mailed to all property owners within the proposed district on May 12, 1999. The notice included a map outlining the boundaries of the proposed district, explained how individual properties could be affected by inclusion in the district, described the historic district designation process, and explained how property owners can request that their property be exempted from the provisions of the historic district. Also included in the notice was a form that could be returned to the City to register a property owner's support or opposition to the proposed historic district;

WHEREAS, the City received sixty-eight (68) responses to the May 12, 1999 mailing, twenty-five (25) property owners object to the proposed historic district.

WHEREAS; there are 329 property owners in the Wilton Heights District. Section .5809-13 E 5 prohibits scheduling of a public hearing on a district application when more than 50% of the property owners in an area oppose the application, approximately seven percent (7%) of the property owners expressed opposition to the district designation, therefore, a public hearing on the Wilton Heights Historic District was held June 16, 1999 before the Historic Preservation Commission;

WHEREAS; the applicant's submittal included photographs from the 1994 Pomona Historic Resources Survey.

WHEREAS, accurate photographic documentation of the existing conditions within a historic district at the time of adoption is required to administer the district.

WHEREAS, the estimated cost for the City staff to prepare accurate, current photographic documentation of the existing conditions within the Wilton Heights historic district in a format that can be used to administer the district is \$850.00 (Eight hundred and fifty dollars).

WHEREAS, the City Council considered the proposed application, the contributing structures within the district, and the district boundaries.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF POMONA AS FOLLOWS:

SECTION 1. The Pomona City Council hereby finds and determines that pursuant to Section .5809-13 D of the Zoning Ordinance, the proposed district meets the following criteria:

1. The majority of structures within the Wilton Heights Historic District are more than 50 years old.
2. The Wilton Heights District embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship. There is a mix of architectural styles in the district including Craftsmen, Queen Anne, Spanish Eclectic, Colonial Revival and Tudor which were typical architectural styles between the 1900 and 1930. Furthermore river rock is utilized in foundations and on porches throughout the district.
3. The Wilton Heights District is a geographically definable area possessing a concentration of historic properties that are thematically related and contribute to each other and are unified aesthetically by the physical development. There is a concentration of structures in the district that were built between 1900 and 1935. These structures are unified aesthetically by consistent setbacks, street furnishing, landscaping and age of construction.

SECTION 2. Based upon the above findings, the City Council hereby approves Historic District Designation HDD 98-001, Wilton Heights Historic District subject to the following provisions:

1. The Wilton Heights District is roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south as an historic district. Specific boundaries of the district are shown in Exhibit "A" which is attached herewith and incorporated herein by this reference.
2. A map of the "contributing" structures is attached herewith as Exhibit "A" and incorporated herein by this reference.

3. The applicant shall provide within 30 days of adoption of this resolution a refundable deposit of \$850 (Eight hundred and fifty dollars) to cover the cost of creating accurate, current photographic documentation of the Wilton Heights Historic District. If acceptable documentation is provided within six months of adoption of this resolution, the deposit will be refunded to the applicant. The Planning and Development Services Manager shall review the photographic documentation to ensure that it is accurate, complete and in a format that can be used to administer the historic preservation district.
4. The following properties shall be exempt from provisions of the ordinance for as long as the corresponding property owner listed below retains ownership of the property:

<u>Address</u>		<u>Owner</u>
416 W.	Alvarado St.	Robert J. Glenn, Jr.
469 W.	Alvarado St.	Javier Avila
476 W.	Alvarado St.	Ronald & Isidra Glidden
462 W.	Alvarado St.	Robert & Ruby Haagenon
422 W.	Alvarado St.	Desiree & John McMahon
380 W.	Alvarado St.	Salvador & Carmen Vasquez
495 - 497 W.	Alvarado St.	Mark Warren
438	Chester Pl	George Martinez
472	Chester Pl	Anna Soto
1149	Garey Ave.	Donald Fleming
501 N.	Garey Ave.	First Baptist Church Pomona
1124 N.	Gordon St.	Donald Fleming
955 N.	Gordon St.	Suzanne & Donn McDonald
641 N.	Gordon St.	Paul & Shirley Schwab
875 N.	Gordon St.	Mark Warren
877 N.	Gordon St.	Mark Warren
881 N.	Gordon St.	Mark Warren
883 N.	Gordon St.	Mark Warren
891 & 891 1/2 N.	Gordon St.	Mark Warren
893A & 893B N.	Gordon St.	Mark Warren
897 & 897 1/2 N.	Gordon St.	Mark Warren
736	Illinois St.	James Doyen
653	Illinois St.	Mark Warren
578	Laurel Ave.	Salamon Ramirez
566	Laurel Ave.	George & Carol Shinsky
510	Laurel Ave.	Mark Warren
428 W.	Orange Grove Ave.	Edith & David Haikin
430 W.	Orange Grove Ave.	Neil & Elsie Herman
1101 - 1115 N.	Park Ave.	Donald Fleming


	<u>Address</u>	<u>Owner</u>
1129 – 1151 N.	Park Ave.	Donald Fleming
720 N.	Park Ave.	Mark Warren
1106 N.	Park Ave.	Mark Warren
786 & 788 N.	Park Ave.	Mark Warren
319	Randolph St.	Joanne H. Gram
472	Randolph St.	Leandro & Evilia Cervantes
425	Randolph St.	Pedro & Mercedes Sanchez
495	Randolph St.	Mark Warren
320	Randolph St.	Erhard & Cynthia Wierschen
507	Texas St.	William & Grace Gelling
596	Texas St.	Mark Warren
499	Texas St.	Martin Wendruck
600 N.	White Ave.	Mark Warren
754 N.	White Ave.	Mark Warren
966 N.	White Ave.	Mark Warren
1118 N.	White Ave.	Mark Warren
1106 – 1112	Wisconsin St.	Donald Fleming
1120	Wisconsin St.	Donald Fleming
547	Wisconsin St.	Rose Gonzales
1128	Wisconsin St.	Frank & Victoria Hahn
608	Wisconsin St.	Frank & Stella Rodriguez

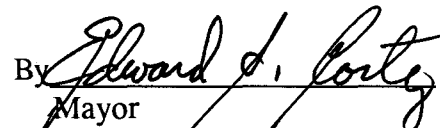
SECTION 3. The City Clerk shall certify to the adoption of this Resolution and it shall thereafter be in full force and effect.

APPROVED AND PASSED this 2nd day of August, 1999.


ATTEST:

THE CITY OF POMONA


City Clerk

By 
Mayor

APPROVED AS TO FORM


City Attorney

[illegible]

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Pomona, California, and signed by the Mayor of said City at a (an) _____ regular meeting of said Council, held on the 2nd day of August, 1999, by the following vote, to wit:

AYES: Councilmembers: **Hunter, Lantz, Rothman, White, (Mayor) Cortez.**


”

NOES: " Robles, Carrizosa.

ABSTENTIONS: ” _____

ABSENT: _____

NOT VOTING: _____


City Clerk



CITY OF POMONA COUNCIL REPORT

August 2, 1999

To: MAYOR AND CITY COUNCIL

No. 99-183

Subject: Wilton Heights Historic District Designation proposed by Debra Martin for the area roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south. (Council District 1)

SUMMARY

Issue - Should the City Council approve an application for Historic District Designation for the area roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south?

Recommendation – Approval of Option 4 – Adoption of the Wilton Heights Historic District as depicted in Attachment 4 is recommended, subject to the following:

1. The applicant providing, within 30 days of approval of the district, a refundable deposit of \$850 to cover the costs associated with preparing current photographic documentation of existing conditions in the district. The deposit would be refunded if documentation is provided within six months.
2. The Council directing staff to initiate an amendment to the Historic Preservation Ordinance eliminating the recordation requirement.

Fiscal Impact – Initial costs for establishing the Wilton Heights Historic District are \$54,100¹ for recording the district designation on the deeds of each property within the district and another \$850 to establish the photographic documentation of existing conditions in the district.

Planning Division fees do not reflect the cost of processing applications for Certificates of Appropriateness or Appeals of Historic Preservation Commission actions. These actions are subsidized by the City's Development Services fund. Increasing the number of structures that must comply with the ordinance will increase the amount of subsidy. During FY1998-99 the subsidy was approximately \$13,165. Estimated impact of the proposed Wilton Heights Historic District on the City's Development Services fund is about \$10,133. Estimated annual costs of preservation efforts, if the Wilton Heights District is approved, are \$23,298. A detailed explanation of the cost projections is discussed in the staff report and further explained in Attachment 7.

¹ This estimate is based on \$100 per lot to cover the costs associated with recording the 541 lots in the applicant's proposal. Adoption of an alternative with fewer lots will reduce costs somewhat.

The City is currently conducting a study of all planning and development fees. As a result of the study, all planning and development fees may be increased to more accurately represent the cost. Fees related to the administration of the historic preservation ordinance will be reviewed in that study at a later date.

Other Recommendations – The Historic Preservation Commission recommended that the City Council approve the Wilton Heights Historic District (Option 3, Attachment 2). The Commission did not consider the fiscal impacts of the proposed district.

Public Noticing Requirements - Pursuant to Section .5809-13 E 4 of the Zoning Ordinance, notice of the application for the Wilton Heights Historic District was mailed to all property owners within the proposed district on May 12, 1999. The notice included a map outlining the boundaries of the proposed district, explained how individual properties could be affected by inclusion in the district, described the historic district designation process, and explained how property owners can request that their property be exempted from the provisions of the historic district. Also included in the notice was a form that could be returned to the City to register a property owner's support or opposition to the proposed historic district. The majority responses received were in support of the Wilton Heights District. Forty-two property owners supported district designation and twenty-three property owners requested to have their properties exempted from provisions of the ordinance for the period that they retain ownership.

A public hearing notice for this application was mailed to the property owners within the proposed district on June 2, 1999. Notice of this hearing was also published in the Inland Valley Daily Bulletin June 4, 1999 and on July 23, 1999. Press release describing the proposed district was forwarded to the Daily Bulletin on June 7, 1999.

BACKGROUND

The proposed historic district is located in the central part of the City and north of the downtown. The district is 178 acres in size and contains approximately 541 structures. The area consists predominantly of residential uses; however, a variety of commercial and industrial establishments front the exterior boundaries of the district on arterial streets. There are several distinct architectural styles within the proposed district including Craftsman, Colonial Revival, Tudor and various Spanish styles.

The Historic Preservation Commission conducted a public hearing on this matter on June 16, 1999. Eleven individuals spoke in favor of the district designation and two spoke in opposition. (Minutes of the meeting are included as Attachment 6).

At the time of the Commission's review staff recommended that the Commission approve a smaller version of the proposed historic district as compared to the proposal submitted by the applicant. The Commission ultimately recommended City Council approval of a third alternative for the proposed Wilton Heights District (Attachment 2).

DISCUSSION

A historic district allows a group of structures with similar and related historical significance to be recognized as a historical resource. The first step in evaluating an application for a historic district is determining the amount and concentration of historically significant, or "contributing," structures within the proposed district. The next step is to find a common relationship between the "contributing" structures in order to establish cohesion. The final step is to define boundaries, which maximize the greatest number of "contributing" structures that share this common relationship.

Issue	Analysis and Recommendations
Designation of "Contributing" and "Contributing but Modified" Structures	<p>A "contributing" structure is a structure that is over 50 years old that meets the criteria for a local historic district. These criteria include significance, integrity, or historic content. The designation is important because homes that are designated as "contributing" or "contributing with modifications" must meet more stringent standards when alterations are proposed</p> <p>Two surveys have been conducted evaluating the number of "contributing"/"contributing with minor alterations" structures in the proposed district. The 1994 Historic Resource Survey was prepared by an architectural historian and commissioned by the City. This survey classified 297 of the 541 structures in the proposed district as "contributing". The inventory did not recognize the proposed district boundaries drawn by the applicant, as a potential historical district, however, two smaller potential historic districts within the subject district boundaries were identified in the survey (see proposed district maps in Attachment 8).</p> <p>The 1998 Wilton Heights Survey was prepared by the applicant using information from the 1994 Survey as well as other sources. The applicant's survey classified 328 of the structures as "contributing"/"contributing with minor alterations"</p> <p>There was a significant amount of variation relative to the classifications of "contributing/non-contributing" structures between the Resource Survey prepared in 1994 and the applicant's proposal.</p> <p>Staff Recommendation. To help the Historic Preservation Commission, staff identified all structures that had conflicting designations and recommended an appropriate designation. Staff used the following additional criteria to determine whether a structure had been modified to a point where it was no longer contributing:</p> <ul style="list-style-type: none">▪ Only one element of the structure could be modified. For example, the type of windows can be changed, but not the number and location of the windows.▪ The modification must not permanently alter the structure.

Issue	Analysis and Recommendations
Designation of "Contributing" and "Contributing but Modified" Structures (con't)	Historic Preservation Commission Recommendation. The Commission reviewed the discrepancies pertaining to "contributing" structures and approved their recommendation for "contributing" status. The Commission's recommendation for "contributing" classifications is depicted in Attachment 2.
Establishing Common Relationship Between "Contributing" Structures	<p>In evaluating applications for historic districts decision makers must establish characteristics that bond the structures to one another. Typical features may be age of structure, common architectural style, parks, or street furniture. Examples, in Lincoln Park of common area features include: the park, the street lights and the regular street layout north of Kingsley.</p> <p>The proposed Wilton Heights district does not have a common architectural theme or style. Nor are there any common street furnishings, central facility or frequent landscapes which make the district cohesive throughout its' boundaries. In fact, the street lay out consists of several disjointed patterns, which correspond with periods when the different tracts in the district were developed. One community member who opposed district designation described the area as a "hodge podge" of architectural styles.</p> <p>Supporters of the proposed district believed that the mixture of architectural styles and age of the structures were the common relationship between the contributing structures in the area.</p> <p>Staff Recommendation. The two potential districts identified in the 1994 Historic Resource survey contain structures that were built between 1900 and 1935 and reflect the architectural styles of the time period. Staff recommended reducing the boundaries of the proposed district to an area similar to the two districts recommended in the 1994 survey.</p> <p>Historic Preservation Commission. In defining the boundaries, the Commission chose to include an eclectic mix of time periods and architectural styles.</p>
Landmark Designations vs. District Designation	<p>Historic District designation and the Single Historic Landmark designation are different. Historic Districts are designed to protect a group of similar, contiguous, "contributing" structures. Individually "contributing" structures may or may not have sufficient significance to be considered historic resources. However, collectively, a group of <i>similar</i> "contributing" structures produce a historic resource worthy of preservation. Alternatively, Historic Landmark designations are designed to protect individual structures.</p> <p>Because of these differences, the criteria for single landmark designation and for reviewing proposed alterations within a district are different. For a structure to be designated as a single historic landmark, it must have retained its historic character. Although they do not need to meet the same stringent criteria required of single historic landmarks, contributing structures support the character of the district and share common characteristics with other district structures. Contributing structures may have been altered or modified in a manner that would preclude them from being a single historic landmark.</p>

Issue	Analysis and Recommendations
<p>Landmark Designations vs. District Designation (con't)</p>	<p>Within the district boundaries proposed by the applicant, there are three structures potentially eligible for single landmark designation – the Victorian home at the corner of Garey Avenue and Jefferson, Pomona First Baptist Church Old Sanctuary, and Pomona Catholic. However, the structures are not adjacent to concentrations of similar contributing structures.</p> <p>Supporters of the district designation recognize that the Pomona First Baptist has exempted itself from the provisions of the Historic District. However, they believe that it is important to include the other buildings. One person described them as the “anchors” of the historic district.</p> <p>On the other hand, a person who opposed the creation of the district felt that including the structures was inappropriate. He recommended pursuing single historic landmark status for those buildings.</p> <p>Staff Recommendation. Staff recommended reducing the boundaries of the historic district and pursuing single historic landmark applications for the Victorian house on Garey Avenue and Pomona Catholic.</p> <p>Historic Preservation Commission. In defining the boundaries of the Wilton Heights Historic District, the Commission felt it was important to include the Victorian House on Garey Avenue and Pomona Catholic.</p>
<p>Effects of Restrictions Resulting from Inclusion in the Historic District</p>	<p>The City of Pomona’s Historic Preservation Ordinance requires that all exterior modifications to properties within the district, both contributing <i>and noncontributing</i>, be subject to additional review. This process will increase the time, expense and paper work required to complete a construction project. In addition, some alterations may not be approved because they would not further the goals of historic preservation.</p> <p>Supporters of the Wilton Heights Historic District believe that the benefits of district designation outweigh the impact of additional restrictions. Potential benefits cited by project proponents include increased homeownership, increased investment in the neighborhood and increased property values.</p> <p>Opponents of the proposal believed that the additional restrictions could cause a deterioration of the neighborhood. One person stated that many homes in the area are not owner-occupied. He was afraid that landlords would let their buildings deteriorate rather than deal with the additional regulations created by the Historic District.</p> <p>Staff Recommendation. Because district designation does result in additional regulation, staff closely reviewed the district boundaries. Areas many structures were designated as “non-contributing,” such as Laurel Avenue, Texas Street, Holt Avenue, and Garey Avenue, were not included in the staff recommendation.</p> <p>Historic Preservation Commission. The Commission felt that it was important to protect remaining historic residential structures within the district even if the majority of homes on a block were no longer considered “contributing” structures. However, they eliminated the “non-contributing” commercial structures along Garey and Holt Avenues from their recommendation.</p>

Issue	Analysis and Recommendations
Post-World War II Construction	<p>There are numerous homes in the Wilton Heights Historic District that were constructed during the late 1940's. The largest concentration of these homes is on Columbia Avenue between Wisconsin Street and White Avenue. Constructed by a single builder, more than 50 years old, most of the Columbia Avenue houses have been well-maintained and are representative of the architecture of that period.</p> <p>Many district supporters felt that it was important to include these homes in the district. Opponents of the district argued that because the homes in an area were more than 50 years old did not automatically make the block historic.</p> <p>Staff Recommendation. Staff believes that this is a policy decision that must be made by the City Council. Columbia Avenue meets many of the criteria for historic designation – age, consistent architecture and a common builder. However, decision makers must determine whether there is a need to regulate the preservation of these homes. If the Council determines that these homes need to be protected through regulation, staff recommends that a separate district be adopted for this block.</p> <p>Historic Preservation Commission. The Commission believed that Columbia Avenue was an important component of the Wilton Heights Historic District and drew the district boundaries to reflect that commitment.</p>
Initial Fiscal Impacts – Recording Costs	<p>The Historic Preservation Ordinance requires that when a property is included in a historic district the designation be recorded on the deed. In the past, counties did not charge local government recordation fees. However, recently they established a \$75 per lot fee. In addition, the County requires that a legal description be provided for each individual lot. The cost of preparing a legal description is estimated at \$25 per lot. There are 541 lots in the applicant's proposal. For that proposal, recordation costs are estimated at \$54,100. Modifications of the applicant's proposal reducing the number of lots will decrease the costs associated with recordation.</p> <p>Staff Recommendation. The City Council may wish to initiate a code amendment eliminating the recordation requirement from the Historic Preservation Ordinance.</p> <p>Historic Preservation Commission. The Historic Preservation Commission does not address fiscal considerations.</p>
Initial Fiscal Impacts – Photographic Documentation	<p>A photographic baseline is needed to document existing conditions at the time the historic district was approved. Unfortunately, the applicant's submittal used photographs from the 1994 Pomona Historic Resources Survey. These photos were five to eight years old. To administer the district, more recent photos will be required. Film and processing costs are estimated at \$200 and staff time is estimated at \$650.</p> <p>Staff Recommendation. The Council may wish to condition approval of the district subject to the applicant providing, within 30 days, a refundable deposit of \$850 (Eight hundred and fifty dollars) to cover the cost of creating accurate, current photographic documentation of the Wilton Heights Historic District. If acceptable documentation is provided within six months of adoption of district approval, the deposit could be refunded to the applicant.</p>

Issue	Analysis and Recommendations
Initial Fiscal Impacts – Photographic Documentation (con’t)	Historic Preservation Commission. The Historic Preservation Commission does not address fiscal considerations.
Annual Costs	<p>There will also be an annual cost because the fees for processing Certificate of Appropriateness Permit applications are currently subsidized by the City. A recent analysis of Planning Division fees based on projected staff time revealed that the City subsidy for Certificate of Appropriateness on Minor Projects is \$285.00. For a Major Project Certificate of Appropriateness the amount subsidized by the City is \$2,177.00. In FY 1998-1999 the subsidy for the Lincoln Park Historic District was \$13,165.00. Estimated subsidy for FY 1999-2000 if the Wilton Heights District is approved is \$23,298. These cost estimates only represent recoverable costs. Estimated costs do not reflect additional staff time expended. Further detail on these calculations is presented in Attachment G.</p> <p>Fiscal impacts resulting from the Wilton Heights Historic District may be offset somewhat by increased or stabilized property values. However, because of the effect of Proposition 13, increases in property values do not translate directly into increased tax revenues for the City.</p> <p>Staff Recommendation. No recommendation at this time.</p> <p>Historic Preservation Commission. The Historic Preservation Commission does not address fiscal considerations.</p>

Exempted Properties

The Historic Preservation Ordinance allows property owners that desire to be exempt from provisions of the ordinance to “opt out” for as long as they own the property. All property owners were advised in writing of this exemption and given direction on initiating the exemption process. The attached draft resolution documents the property owners and the addresses of the fifty exempted properties.

In addition, property owners testifying at the City Council public hearing may request that their property be exempted from the provisions of the ordinance. The exemption will be in effect for as long as the person owns the property. During that time, the property owner can make exterior alterations to the property without a Certificate of Appropriateness. When the property is sold or ownership transfers, the site will be subject to the provision of the ordinance. Demolition of an exempted structure built prior to 1945 must still be approved by the Historic Preservation Commission.

Historic Preservation Commission Recommendation

The Historic Preservation Commission's recommended district includes most of the area that the applicant submitted as part of the applicant's original district boundaries with exception of the following:

Garey Avenue Corridor – The Commission recommended that all properties that front Garey Avenue be deleted except for Lincoln School, 1183-1189 Garey and 825-867 Garey.

Holt Avenue Corridor – The Commission recommended that the properties that front Holt Avenue be deleted with exception of Pomona Catholic Girls High School.

Pursuant to the Historic Preservation Ordinance the majority of the buildings in a historic district must be 50 or more years old and one of ten criteria must be made in order to designate an area as a historic district. Based on the revised district boundaries, the majority of the properties located within the proposed Wilton Heights District are over 50 years old. The Historic Preservation Commission adopted the following findings in their recommendation for approval of the Wilton Heights Historic District.

“It embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.” There is a mix of architectural styles including Craftsmen, Queen Anne, Spanish Eclectic, Colonial Revival and Tudor which were typical architectural styles between the 1900's and 1930's. Furthermore riverrock is utilized throughout the district on several structures.

“It contributes to the significance of an historic era, 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.” There is a concentration of structures built between 1900 and 1935. These structures are uniform aesthetically by uniform setbacks, street furnishing, landscape and age.

CONCLUSION

Staff felt that the district application consisted of fragments of “contributing” structures, which have few characteristics, which link them to one another and therefore recommended that the boundaries of the district be revised to establish a larger concentration of structures, which are more cohesive. The Historic Preservation Commission disagreed and included much of the area originally proposed by the applicant with exception to the commercial and institutional property along the Garey Avenue and Holt Avenue corridors.

The Historic Preservation Ordinance dictates that one or more of eleven specific findings must be made by the City Council in order to designate an area as a Historic District. Based on the revised boundaries, the Historic Preservation Commission resolution made two findings supporting adoption of the proposed Wilton Heights Historic District.

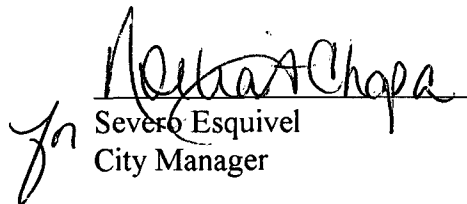
Council Options

1. Adopt the Wilton Heights Historic District as proposed by the applicant (Attachment 3).
2. Adopt the Wilton Heights Historic District as recommended by staff (Attachment 4).
3. Adopt the Wilton Heights Historic District as recommended by the Historic Preservation Commission. (Attachment 2).
4. Adopt the Wilton Heights Historic District with modifications proposed by staff (Attachment 4) and subject to the following:
 - The applicant providing a refundable deposit of \$850 to cover the cost associated with preparing current photographic documentation of existing conditions in the district if it is not provided by the applicant within six months.
 - Council shall direct staff to initiate a code amendment eliminating the recordation requirement.
5. Deny the proposed Wilton Heights Historic District.


Respectfully submitted,

Approved by,


William L. Bopf
Economic Development Director


Severo Esquivel
City Manager

Prepared by,


Candida Neal, AICP
Planning Manager

Attachments:

- Attachment 1 - Draft City Council Resolution
- Attachment 2 – Historic Preservation Resolution No. 98-001 and Map of Historic Preservation Commission Recommended District Boundaries
- Attachment 3 – Map of Applicant's Proposed District Boundaries
- Attachment 4 – Map of Staff's Proposed District Boundaries
- Attachment 5 - Copy of June 16, 1999 Staff Report to the Historic Preservation Commission
- Attachment 6- Unofficial Minutes of June 16, 1999 Historic Preservation Meeting
- Attachment 7 –Wilton Heights Historic District Fiscal Impact Analysis
- Attachment 8 –Potential Local Historic Districts Identified in the 1994 Pomona Historic Resources Survey

Note: An inventory of each of the individual “contributing” structures within the proposed district including pictures and descriptions are contained in two volumes. The inventory is available for review in the Planning Division.

ATTACHMENT 2
HISTORIC PRESERVATION
RESOLUTION NO. 98-001

RESOLUTION NO. 98-001

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF HISTORIC DISTRICT DESIGNATION 98-001 DESIGNATING AS AN HISTORIC DISTRICT THE WILTON HEIGHTS AREA ROUGHLY BOUNDED BY WHITE AVENUE ON THE WEST, GAREY AVENUE ON THE EAST, ORANGE GROVE AVENUE ON THE NORTH, AND HOLT AVENUE ON THE SOUTH.

WHEREAS, Debra Martin submitted to the City an application to create a historic district including the area roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north and Holt Avenue on the south;

WHEREAS, pursuant to Section .5809-13 E 4 of the Zoning Ordinance, a notice of the application for the Wilton Heights Historic District was mailed to all property owners within the proposed district on May 12, 1999. The notice included a map outlining the boundaries of the proposed district, explained how individual properties could be affected by inclusion in the district, described the historic district designation process, and explained how property owners can request that their property be exempted from the provisions of the historic district. Also included in the notice was a form that could be returned to the City to register a property owner's support or opposition to the proposed historic district;

WHEREAS, the City received sixty-eight (68) responses to the May 12, 1999 mailing, twenty-five (25) property owners object to the proposed historic district.

WHEREAS, there are 329 property owners in the Wilton Heights District. Section .5809-13 E 5 prohibits scheduling of a public hearing on a district application when more than 50% of the property owners in an area oppose the application, approximately seven percent (7%) of the property owners expressed opposition to the district designation, therefore, a public hearing on the Wilton Heights Historic District was scheduled for June 16, 1999 before the Historic Preservation Commission;

WHEREAS, a public hearing notice for this application was mailed to the property owners within the proposed district on June 2, 1999. A notice of this hearing was also published in the Inland Valley Daily Bulletin June 4, 1999. A press release describing the proposed district was forwarded to the Daily Bulletin on June 7, 1999.

WHEREAS, the Historic Preservation Commission of the City of Pomona, after giving notice thereof as required by law, held a public meeting on June 16, 1999, concerning requested **Historic District Designation HDD 98-001**;

WHEREAS, the Historic Preservation Commission considered the proposed application, the contributing structures within the district, and the district boundaries.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA AS FOLLOWS:

SECTION 1. The Historic Preservation Commission hereby finds and determines that pursuant to Section .5809-13 D of the Zoning Ordinance, the proposed district meets the following criteria:

1. The majority of structures within the Wilton Heights Historic District are more than 50 years old.
2. The Wilton Heights District embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship. There is a mix of architectural styles in the district including Craftsmen, Queen Anne, Spanish Eclectic, Colonial Revival and Tudor which were typical architectural styles between the 1900 and 1930. Furthermore river rock is utilized in foundations and on porches throughout the district.
3. The Wilton Heights District is a geographically definable area possessing a concentration of historic properties that are thematically related and contribute to each other and are unified aesthetically by the physical development. There is a concentration of structures in the district that were built between 1900 and 1935. These structures are unified aesthetically by consistent setbacks, street furnishing, landscaping and age of construction.

SECTION 2. Based upon the above findings, the Historic Preservation Commission recommends City Council approval of Historic District Designation HDD 98-001 Wilton Heights Historic District subject to the following provisions:

1. The Wilton Heights District is roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south as an historic district. Specific boundaries of the district are shown in Exhibit "A" which is attached herewith and incorporated herein by this reference.
2. A map of the "contributing" structures is attached herewith as Exhibit "A" and incorporated herein by this reference.
3. The following properties shall be exempt from provisions of the ordinance for as long as the corresponding property owner listed below retains ownership of the property:

<u>Address</u>	<u>Owner</u>
416 W. Alvarado St.	Robert J. Glenn, Jr.
469 W. Alvarado St.	Javier Avila
476 W. Alvarado St.	Ronald & Isidra Glidden
462 W. Alvarado St.	Robert & Ruby Haagenon
422 W. Alvarado St.	Desiree & John McMahon
380 W. Alvarado St.	Salvador & Carmen Vasquez
495 - 497 W. Alvarado St.	Mark Warren

438	Chester Pl	George Martinez
472	Chester Pl	Anna Soto
1149	Garey Ave.	Donald Fleming
501 N.	Garey Ave.	First Baptist Church Pomona
1124 N.	Gordon St.	Donald Fleming
955 N.	Gordon St.	Suzanne & Donn McDonald
641 N.	Gordon St.	Paul & Shirley Schwab
875 N.	Gordon St.	Mark Warren
877 N.	Gordon St.	Mark Warren
881 N.	Gordon St.	Mark Warren
883 N.	Gordon St.	Mark Warren
891 & 891 1/2 N.	Gordon St.	Mark Warren
893A & 893B N.	Gordon St.	Mark Warren
897 & 897 1/2 N.	Gordon St.	Mark Warren
736	Illinois St.	James Doyen
653	Illinois St.	Mark Warren
578	Laurel Ave.	Salamon Ramirez
566	Laurel Ave.	George & Carol Shinsky
510	Laurel Ave.	Mark Warren
428 W.	Orange Grove Ave.	Edith & David Haikin
430 W.	Orange Grove Ave.	Neil & Elsie Herman
1101 – 1115 N.	Park Ave.	Donald Fleming
1129 – 1151 N.	Park Ave.	Donald Fleming
720 N.	Park Ave.	Mark Warren
1106 N.	Park Ave.	Mark Warren
786 & 788 N.	Park Ave.	Mark Warren
319	Randolph St.	Joanne H. Gram
472	Randolph St.	Leandro & Evilia Cervantes
425	Randolph St.	Pedro & Mercedes Sanchez
495	Randolph St.	Mark Warren
320	Randolph St.	Erhard & Cynthia Wierschen
507	Texas St.	William & Grace Gelling
596	Texas St.	Mark Warren
499	Texas St.	Martin Wendruck
600 N.	WhiteAve.	Mark Warren
754 N.	WhiteAve.	Mark Warren
966 N.	WhiteAve.	Mark Warren
1118 N.	WhiteAve.	Mark Warren
1106 – 1112	Wisconsin St.	Donald Fleming
1120	Wisconsin St.	Donald Fleming
547	Wisconsin St.	Rose Gonzales
1128	Wisconsin St.	Frank & Victoria Hahn
608	Wisconsin St.	Frank & Stella Rodriguez

SECTION 3. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED this 16th day of June, 1999.

VERN MASCORRO
HISTORIC PRESERVATION
COMMISSION CHAIRPERSON

ATTEST:



CANDIDA NEAL, A.I.C.P.
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

RICHARD L. ADAMS II
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Cerda, Higgins, Decker, Moreno, Ruecker and Mascorro.
NOES: Rehmann.
ABSTAIN: None.
ABSENT: None.

"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 Sec. 1094.6 C.C.P."

ATTACHMENT 3
MAP OF APPLICANT'S DISTRICT BOUNDARIES

Wilton Heights Historical District

Historic Preservation

Commission Recommendation

June 16, 1999

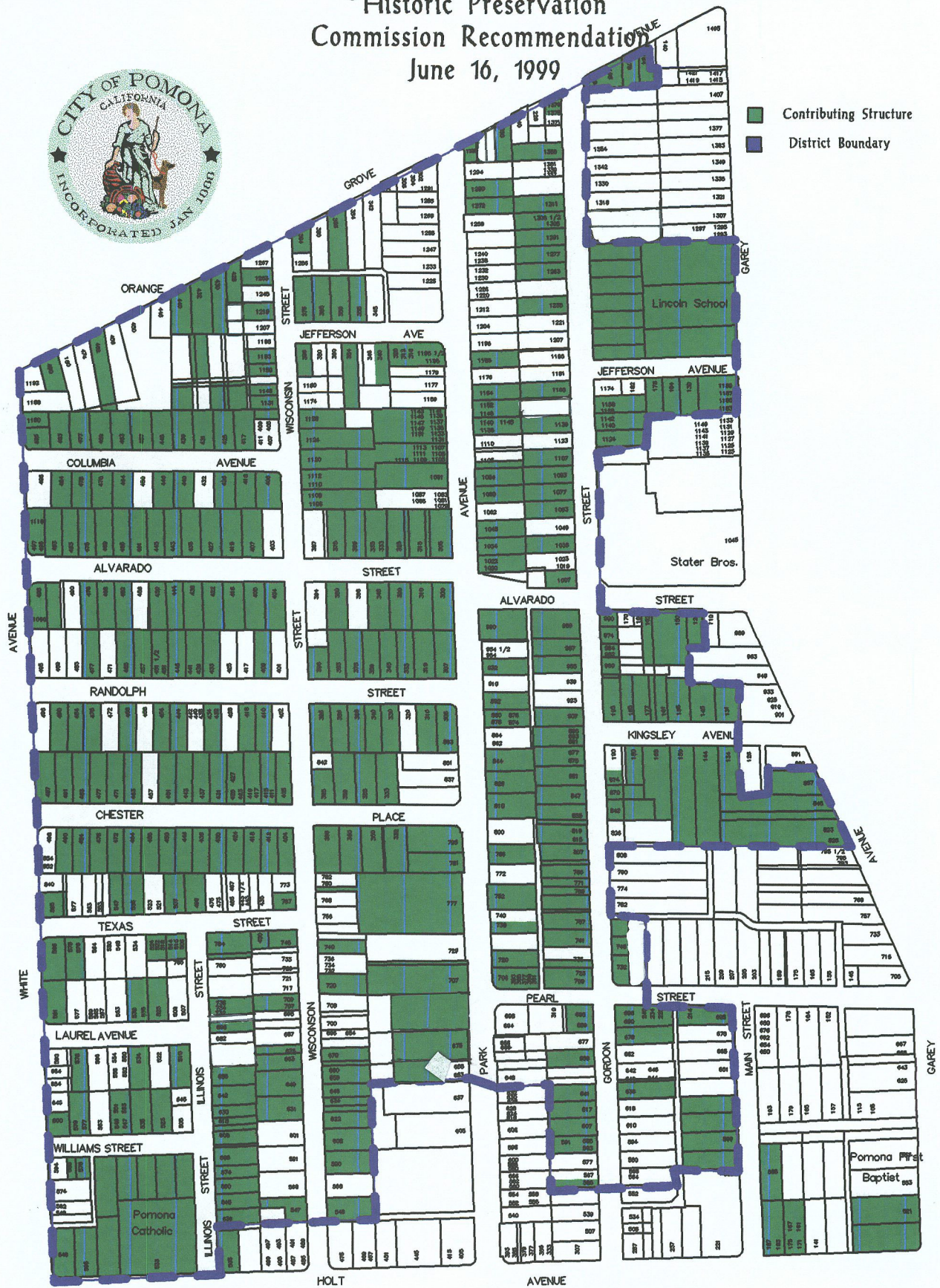
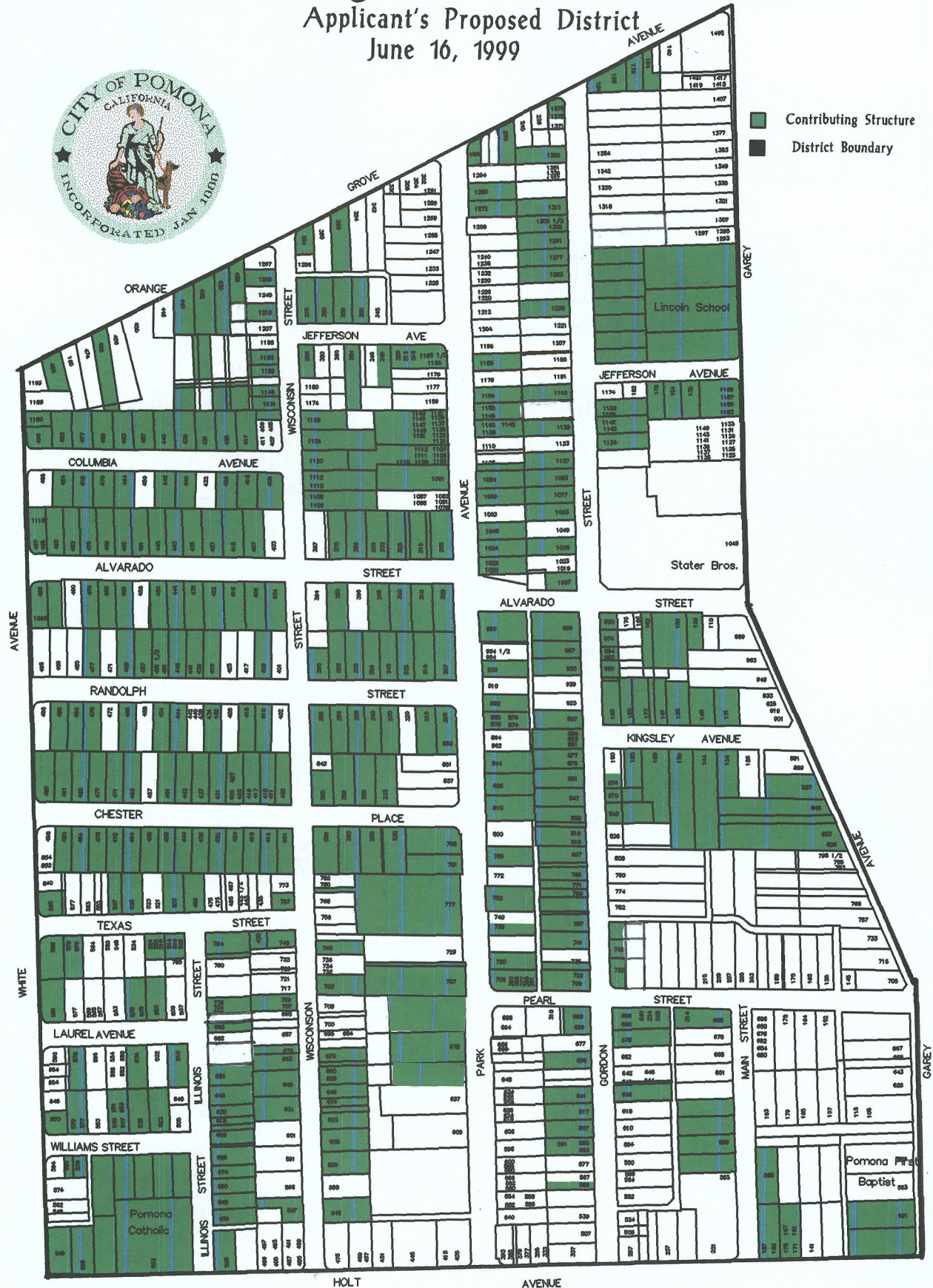


EXHIBIT A

2-5

Wilton Heights Historical District

Applicant's Proposed District
June 16, 1999



- Contributing Structure
- District Boundary

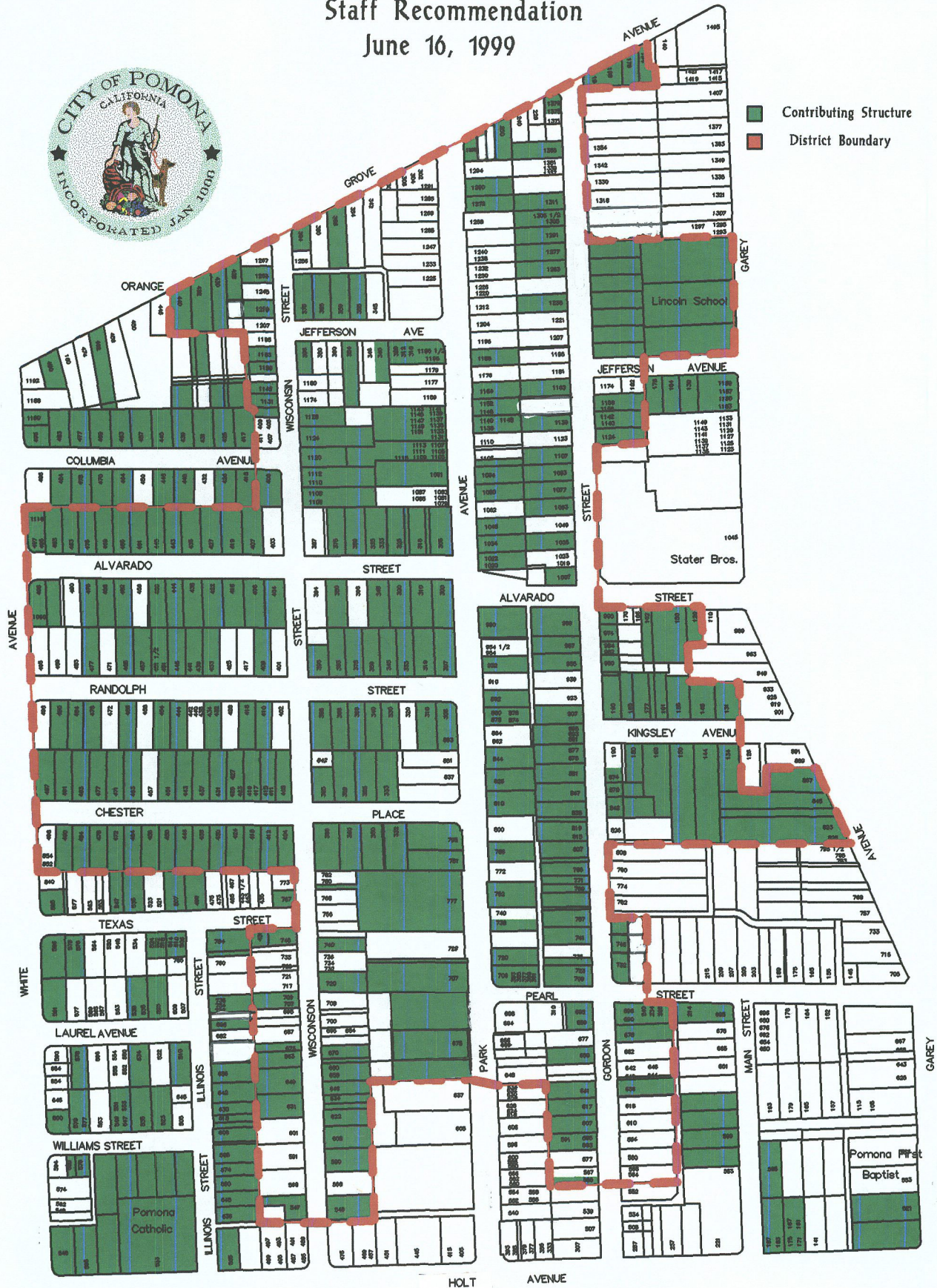
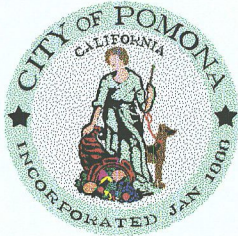
ATTACHMENT 4

MAP OF STAFF'S DISTRICT BOUNDARIES

Wilton Heights Historical District

Staff Recommendation

June 16, 1999



ATTACHMENT 5
COPY OF JUNE 16, 1999 STAFF REPORT TO THE
HISTORIC PRESERVATION COMMISSION



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION REPORT

June 16, 1999

To: Historic Preservation Commission

Subject: Wilton Heights Historic District Designation for the area roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south. (Council District 1)

SUMMARY

Issue - Should the Historic Preservation Commission recommend approval of an application for Historic District Designation for the area roughly bounded by White Avenue on the west, Garey Avenue on the east, Orange Grove Avenue on the north, and Holt Avenue on the south?

Recommendation - It is recommended that the Commission open the public hearing, and after receiving testimony recommend City Council approval of the proposed Wilton Heights historic district as amended.

Public Noticing Requirements - Pursuant to Section .5809-13 E 4 of the Zoning Ordinance, a notice of the application for the Wilton Heights Historic District was mailed to all property owners within the proposed district on May 12, 1999. The notice included a map outlining the boundaries of the proposed district, explained how individual properties could be affected by inclusion in the district, described the historic district designation process, and explained how property owners can request that their property be exempted from the provisions of the historic district. Also included in the notice was a form that could be returned to the City to register a property owner's support or opposition to the proposed historic district. The majority responses received were in support of the Wilton Heights Historic District. Forty-two property owners supported district designation and twenty-three property owners requested to have their properties exempted from provisions of the ordinance for the period that they retain ownership.

A public hearing notice for this application was mailed to the property owners within the proposed district on June 2, 1999. A notice of this hearing was also published in the Inland Valley Daily Bulletin June 4, 1999. A press release describing the proposed district was forwarded to the Daily Bulletin on June 7, 1999.

BACKGROUND

The proposed historic district is located in the central part of the City and north of the downtown. The district is 178 acres in size and contains approximately 541 structures. The area consists predominantly of residential uses; however, a variety of commercial and industrial establishments front the exterior boundaries of the district on arterial streets.

There are several distinct architectural styles within the proposed district including Craftsmen, Spanish, Colonial Revival and Tudor.

DISCUSSION

A historic district allows a group of structures with similar and related historical significance to be recognized as a historical resource. The first step in evaluating an application for a historic district is determining the amount and concentration of historically significant structures within the district. The next step is to find a common relationship between the "contributing" structures in order to establish cohesion. The final step is to define boundaries, which maximize the greatest number of "contributing" structures that share this common relationship.

Step #1 – Designation "Contributing" Structure

A "contributing" structure is defined as a structure that meets one of three criteria: significance, integrity or historic content.

Two surveys have been conducted evaluating the number of "contributing"/ "contributing with minor alterations" structures in the proposed district. The 1994 Historic Resource Survey commissioned by the City and the 1998 Survey submitted by the applicant.

1994 Historic Resource Survey

The Historic Resources Survey prepared in 1994 classified 297 of the 541 structures in the proposed district as "contributing". "Contributing" is defined in the survey as eligible to contribute to a local historic district based on the criteria established by the State of California Secretary of the Interior.

The survey did not recognize the proposed district boundaries drawn by the applicant, as a potential historical district, however, the following two smaller size potential historic districts within the subject district boundaries were identified in the survey (see proposed district maps in Attachment B):

Alvarado/Randolph District - 300 & 400 blocks of Alvarado St., portion of 300 block Randolph St.

Gordon Park Historic District - Area bordered by Park Avenue on the west, Gordon Street on the east, Orange Grove on the north and Holt Avenue on the south, portions of the 100 & 200 block of Randolph and Alvarado Street.

Applicant's Classification of Contributing Structures

The applicant's survey classified 328 of the structures as "contributing"/ "contributing with minor alterations" to the historical character of the district.

There is a significant amount of variation relative to the classifications of "contributing/non-contributing" structures between the Resource Survey prepared in 1994 and the applicant's subject proposal. The variation has been the result of a variety of different factors. The most obvious is the amount of time which has transpired since the survey was prepared. Several structures were not evaluated in 1994 because they had not yet reached the threshold of the 50-year old age minimum. Furthermore, alterations have been made to some of the structures, which destroyed the character of the previously "contributing" structure.

Attachment C identifies inconsistencies in the classifications between the two surveys and includes a staff analysis for the Commission's consideration. The Commission should provide direction to staff as to the final classification for "contributing" structures within the district

Step #2 – Establishing Common Relationship Between "Contributing" Structures

Individually, a "contributing" structure may or may not have sufficient significance to be considered a historical resource. However, collectively, a group of "contributing" structures which are related produce a separate historic resource. This resource is an entity in itself which is greater than the sum of all of the "contributing" structures and is one which the district designation is designed to protect.

The next step in evaluating this application for historic district is establishing characteristics that bond the structures to one another. The proposed district does not have a common architectural theme or style. Nor are there any street furnishings or frequent landscapes which make the district cohesive throughout its' boundaries. In fact, the street lay out consists of several disjointed patterns, which correspond with periods when the different tracts in the district were developed.

One relationship that can be established is the original construction date of many of the structures. The two potential districts identified in the 1994 Resource survey contain structures that were built between 1900 and 1935 and do reflect the architectural styles of the time period.

Step #3 – Revising District Boundaries

In order to maximize the integrity of the proposed district, it is recommended that the boundaries be revised to capitalize on the amount of concentrated “contributing” structures that relate to one another via the original date of construction. The following is a summary of the rationale for revising the boundaries of the proposed district:

The central core of the proposed district consists of the two potential historic districts identified in the 1994 Historic Resource survey (Alvarado/Randolph & Gordon/Park). This area is where the maximum number of related contributing structures are located.

The era of development was generally defined as between 1900 and 1935.

Attempts were made to define areas where “contributing” structures make up more than 60 percent of the structures.

Boundaries were drawn to define areas in which substantial numbers of “contributing” structures front one another.

Street furniture, public landscaping and consistent building setbacks also contribute to establishing the district as a credible historic neighborhood.

Using the criteria listed above, the following areas are recommended for removal from the proposed Wilton Heights Historic District.

Illinois Street, Texas Street, Laurel Avenue and Williams Street have been deleted. The concentration of “contributing” structure is less than 48 percent.

Columbia Street has been deleted. Most of the structures along Columbia were built in the late 1940s. The structures are ranch style with stucco finishing, hip roofs and casement windows that are features common with many of tract home developments built throughout Southern California after World War II. These structures were built several decades after those within the aforementioned district core and do not share the same architectural style.

Garey Avenue Corridor – It is recommended that the area between Gordon Street and Garey Avenue be deleted with exception of the structures, which front Kingsley Street and Jefferson Avenue.

The proposed revisions as well as the applicant’s original proposal are illustrated in Attachment D.

5-4

Findings Required by Ordinance

Pursuant to the Historic Preservation Ordinance the majority of the building must be 50 or more years old and one of ten criteria must be made in order to designate an area as a historic district. Based on the revised district boundaries, the majority of the properties located within the proposed Wilton Heights District are over 50 years old and satisfy the following criteria from the Historic Preservation Ordinance:

"It embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship." There is a mix of architectural styles including Craftsmen, Queen Anne, Spanish Eclectic, Colonial Revival and Tudor which were typical architectural styles between the 1900's and 1930's. Furthermore riverrock is utilized throughout the district on several structures.

"It contributes to the significance of an historic era, 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." There is a concentration of structures built between 1900 and 1935. These structures are uniform aesthetically by consistent uniform setbacks, street furnishing, landscape and age.

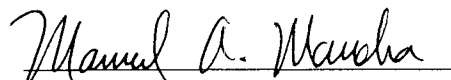
Conclusion

As proposed, the district application consist of fragments of "contributing" structures, which have no characteristics, which link them to one another. It is recommended that the boundaries of the district be revised to establish a larger concentration of structures, which are more cohesive with one another.

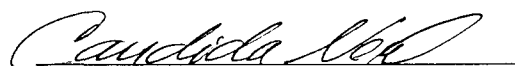
The Historic Preservation Ordinance dictates that one or more of eleven specific findings must be made by the City Council in order to designate an area as a Historic District. Based on the revised boundaries, two of these findings can be made supporting adoption of the proposed Wilton Heights Historic District.

Respectfully Submitted,

Approved by,


Richard Belmudez
Associate Planner

FOR RB


Candida Neal, AICP
Planning Manager

Wilton Heights Historic District
Page 6 of 6
June 16, 1999

Attachments:

- Attachment A - Draft Resolution
- Attachment B - Map of Potential Districts Identified in 1994 Resource Survey
- Attachment C - Matrix of Conflicting "Contributing" Structures
- Attachment D - Map of the Revised District Boundaries with Contributing Structures as Proposed by the Applicant
- Attachment E - Map of Revised Boundaries with Staff Recommendation of Contributing Structures

Note: An inventory of each of the individual "contributing" structures within the proposed district including pictures and descriptions are contained in two volumes. The inventory is available for review in the Planning Division.

CN/RB/wltnhts.doc

EXHIBIT A

CONFLICTING EVALUATIONS WITHIN WILTON HEIGHTS

Address	Applicant's evaluation 1999	Evaluation 1994	Comments	Year Built	Staff Recommendation	Historic Preservation Commission Recommendation
166 Alvarado St.	N	CM	No changes since 1994, moderate alterations – this was the garage?	1913	N	N
394 Alvarado St.	N	C	English Tudor, no changes since 1994, no alterations	1920	C	N
490 Alvarado St.	N	CM	Wood siding was replaced with stucco	1907	N	N
333 Chester Pl.	N	C	No changes since 1994, no alterations	1924	C	C
355 Chester Pl.	N	C	No changes since 1994,	1921	C	C
359 Chester Pl.	N	C	No changes since 1994	1922	C	C
457 Chester Pl.	C	NA	New stucco	1939	N	N
463 Chester Pl.	C	NA	Garage added	1940	C	C
497 Chester Pl.	N	C	No changes since 1994	1941	C	C
534 Gordon St.	N	C	Vacant	1900	N	N
595 Gordon St.	C	NA	Stucco finish	1905	N	Primary structure – C Secondary structure - N
689 Gordon St.	C	NA		1924	C	C
842 Gordon St.	N	C	No changes	1910	C	C
847 Gordon St.	N	C	Queen Anne, no changes	1898	C	C
874 Gordon St.	N	CM	No changes since 1994	1924	C	C
907 Gordon St.	N	C	No changes since 1994	1900	C	C
990 Gordon St.	N	C	No changes since 1994	1915	C	C
1077 Gordon St.	N	C	No changes since 1994	1903	C	C
1093 Gordon St.	N	CM	No changes since 1994	1905	C	C
1107 Gordon St.	N	C	Colonial Revival, no changes	1906	C	C
1181 Gordon St.	N	CM	No changes since 1994	1900	C	C

C – Contributing

CM – Contributing with Modification

N – Non-Contributing

NA – Not Evaluated by 1994 Survey

623

Address	Applicant's evaluation 1999	Evaluation 1994	Comments	Year Built	Staff Recommendation	Historic Preservation Commission Recommendation
1339 Gordon St.	N	C	Craftsman bungalow, no changes since 1994	1919	C	C
1371 Gordon St.	N	CM	Spanish Colonial Revival, no changes since 1994	1928	C	C
1375-79 Gordon St..	N	CM	No changes since 1994 ??	1937	C	C
760 Illinois St.	N	C	Stucco Finish	?	N	N
130 Jefferson Ave.	C	N	Contributing however irrelevant to proposed district	1941	C	C
164 Jefferson Ave.	C	N	Contributing however irrelevant to proposed district	1941	C	C
178 Jefferson Ave.	C	N	Contributing however irrelevant to proposed district	1941	C	C
340 Jefferson Ave.	N	C	No changes since 1994, porch enclosure	1905	C	C
354 Jefferson Ave.	C	N	1941, no improvements since 1994, Minimal Traditional	1941	N	C
375 Jefferson Ave.	N	C	No changes since 1994, aluminum windows	1924	C	C
396 Jefferson Ave.	N	C	No changes since 1994, aluminum windows	1919	C	C
161 Kingsley Ave.	N	C	No changes since 1994	1895	C	C
190 Kingsley Ave.	N	C	No changes since 1994	1924	C	N
577 Laurel Ave.	N	C	No changes since 1994 w/ no alterations	1921	N	N
586 Main St.	N	C	No changes since 1994, Spanish Colonial	1928	C	C
240 Orange Grove Ave.	N	C	Wood siding – replaced with stucco	1885	N	N
250 Orange Grove Ave.	N	CM	Wood siding – no changes since 1994	1912	CM	CM

C – Contributing

CM – Contributing with Modification

N – Non-Contributing

NA – Not Evaluated by 1994 Survey

428 Orange Grove Ave.	N	C	No changes from 1994, aluminum siding, replaced windows on East End	1924	C	C
446 Orange Grove Ave.	N	C	Wood siding – replaced by stucco	1885	N	N
462 Orange Grove Ave.	C	N	No major improvements since 1994, stucco finish, no alterations since 1937	1937	N	C
490 Orange Grove Ave	C	NA/R	Major alteration since 1925, no improvements since 1994, need picture	1925	N	C
707 Park Ave.	N	C	No changes	1930	C	C
844 Park Ave.	N	C	No changes	1880	C	C
892 Park Ave.	N	C	No changes	1898	C	C
320 Randolph St.	C	NA	Stucco finish, major alterations	1915	N	N
383 Randolph St.	C	NA/N	Side addition,	1936	N	C
438-40-42 Randolph St.	C	NA/N	Stucco finish, car port addition	1924	N	N
457 Randolph St.	N	C		1924	C	C
489 Randolph St.	C	NA/R	Wood siding replaced by stucco	1926	NA	C
496 Randolph St.	N	C	No changes since 1994	1935	N	N
430 Texas Street	C	NA/R	Car port addition, aluminum siding & windows, can't tell,	1930	N	C
465- 467 Texas Street	N	C	Sun room was enclosed since 1994, ?? with original siding	1905	N	N
473 Texas Street	N	C	Wood siding replaced with stucco	1927	N	N
535 Texas Street	N	C	Front porch enclosed in 1994, no change since then	1927	C	C
664 White Ave.	N	C	Stucco finish 1999	1938	N	N
576 Williams St.	N	CM	No changes since 1994, patio is enclosed, looks like original siding	1912	CM	CM

C – Contributing

CM – Contributing with Modification

N – Non-Contributing

NA – Not Evaluated by 1994 Survey

658-60 Wisconsin St.	N	CM	No changes since 1994	1925	CM	C
675 Wisconsin St.	N	C	Porch enclosed since 1994	1921	C	C
684 Wisconsin St.	N	C	Stucco finish	1922	N	N
687 Wisconsin St.	N	C	Wood siding replaces with stucco	1900	N	N
695 Wisconsin St.	N	C	Wood siding replaced with stucco	1921	N	N
732-34-36 Wisconsin St.	N	CM	Porch enclosed, wood siding replaced	1924	N	N
745 Wisconsin St.	N	C	No changes since 1994, few alterations	1920	C	CM
756 Wisconsin St.	N	C	No alterations visible	1922	C	N
782 Wisconsin St.	N	CM	Wood siding replaced with stucco	1925	N	N
1120 Wisconsin St.	C	N	Period revival with moderate alterations	1941	N	C
1124 Wisconsin St.	C	N	1941, Minimal Traditional	1941	C	C
1128 Wisconsin St.	C	N		1941	C	C
1180 Wisconsin St.	N	C	Wood siding replaces with stucco	1925	N	N
1147 Wisconsin Pl.	N	CM	Wood siding replaces with stucco	1926	N	N
1151 Wisconsin Pl.	N	C	No changes since 1994	1927	C	C
1155 Wisconsin Pl.	N	C	Wood siding replaced with stucco	1926	N	N
1155 ½ Wisconsin Pl.	N	C	Wood siding replaced with stucco	1926	N	N

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C – Contributing

CM – Contributing with Modification

N – Non-Contributing

NA – Not Evaluated by 1994 Survey

ATTACHMENT 7
WILTON HEIGHTS HISTORIC DISTRICT FISCAL
IMPACT ANALYSIS

Fiscal Impact

Approval of the subject District Designation will have a fiscal impact to the general fund in that the fees for processing Certificate of Appropriateness Permit applications are currently subsidized substantially by the City.

A recent analysis of Planning Division fees based on projected staff time revealed that the amount of City subsidy for the cost to process Certificate of Appropriateness permits is as follows;

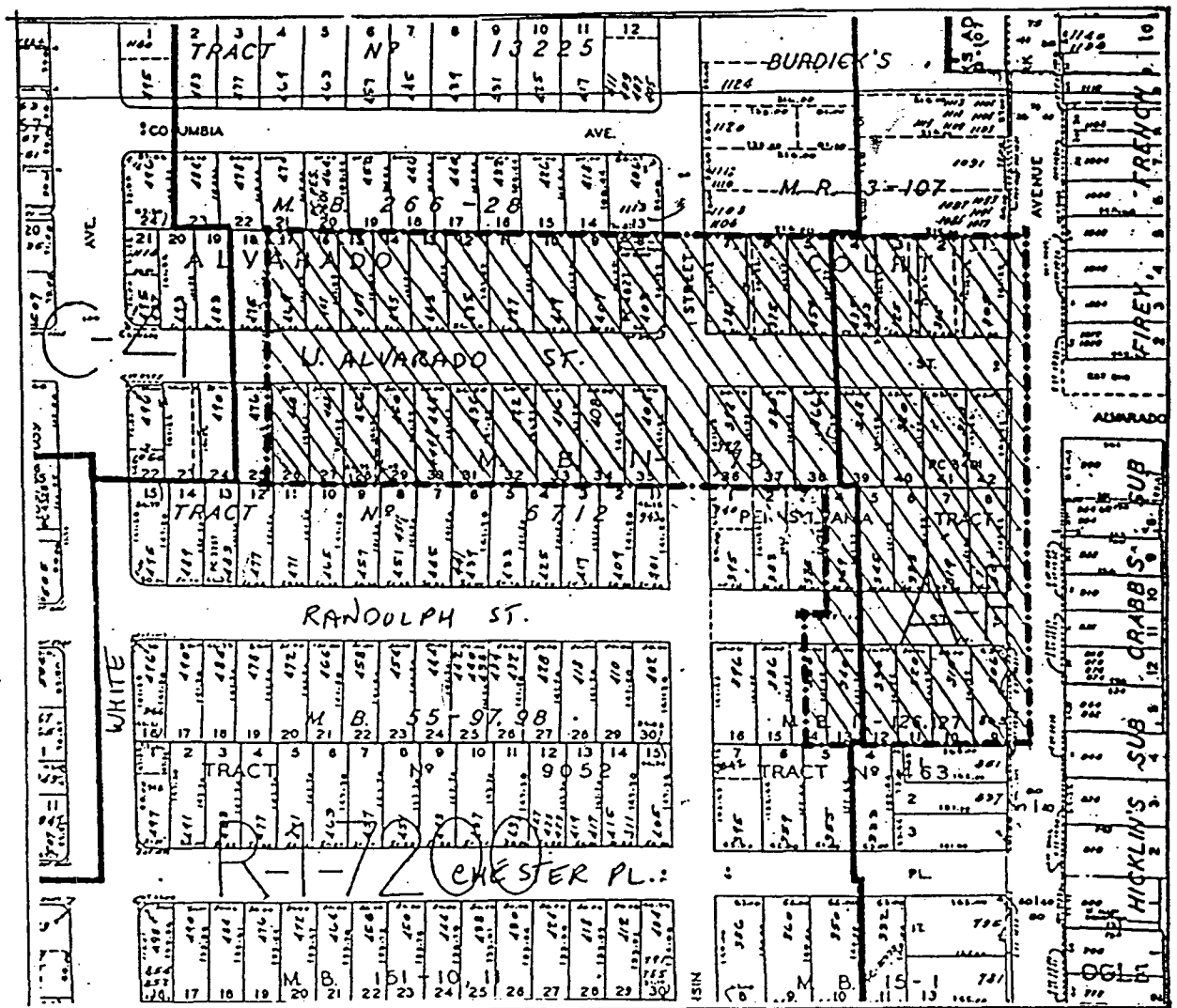
Cost Minor Project Certificate of Appropriateness	
Cost based on staff time analysis	\$308.00
Actual Fee	<u>\$23.00</u>
Amount Subsidized by City	\$285.00
 Major Project Certificate of Appropriateness	
Cost based on staff time analysis	\$2,252.00
Actual Fee	<u>\$75.00</u>
Amount Subsidized by City	\$2,177.00

The following chart calculates the potential annual deficit for the proposed historic district that have been projected based on the amount of applications generated within the Lincoln Park Historic District.

	# of Structures	# of Minor COA Permits issued	# of Major COA Permits issued	Amount Subsidized		Total
				Minor	Major	
Lincoln Park	800	8	5	\$2,280.00 (8 x \$285.00)	\$10,885.00 (5 x \$2,177.00)	\$13,165.00
Wilton Heights (proposed)	541	5 Projected (67% of 8)	4 Projected (67% of 5)	\$1,425.00 (5 x \$285.00)	\$8,708.00 (4 x \$2,177.00)	\$10,133.00

ATTACHMENT 8

**POTENTIAL LOCAL HISTORIC DISTRICTS
IDENTIFIED IN THE 1994 POMONA HISTORIC
RESOURCES SURVEY**



ALVARADO-RANDOLPH

LOCAL HISTORIC DISTRICT

Please see addresses of contributing buildings on the following page.



AUG 2 3 28 PM '99

RECEIVED
CITY CLERK
POMONA, CA

Evelyn and Roland Hebert
695 North Main Street
Pomona, California 91768

August 1, 1999

The Honorable Mayor of Pomona, Eddie Cortez
The Pomona City Council
The City of Pomona Historical Commission
The City of Pomona Planning Department
Pomona Heritage
The Historical Society of Pomona
The Citizens of the City of Pomona

Re: The exclusion of the Downing Mansion from the new Wilton Heights Historical District

Dear Citizens of Pomona,

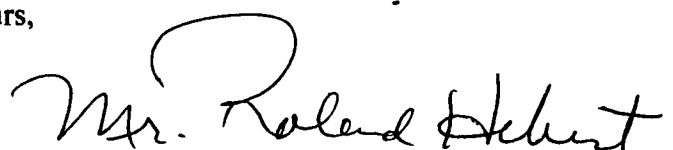
After much thought, We are requesting that the Downing Mansion is not included in the new Wilton Heights Historical District. We strongly support the formation of this new district and hope that the City Council will pass this resolution with the exclusion of the Downing Mansion.

My wife and I wish to work with the City of Pomona Planning Department to restore the historical designation for the Downing Mansion. After two years of work with Pomona City Hall the Downing Mansion was designated a Historical Landmark on April 19, 1982 with the passage of Resolution No. 82-114. This was years before the formation of Pomona Heritage or the new Historical Ordinance.

We are very pleased that the members of Pomona Heritage wish to honor the memory of Mr. Wilton for their new district, but we strongly feel that the historical significance of the Downing Mansion predates the accomplishments of Mr. Wilton by a quarter of a century. It is our firm belief that the Downing Mansion should be recognized separate from any historical district. In 1982, the City Council recognized that the history and the architectural beauty of the Downing Mansion deserved a special historical recognition in the City of Pomona excluding any other structures in the new historical District. Including the Downing Mansion in this new district would not be historically accurate. The historical accomplishments of Ebon Lincoln Downing and the Victorian mansion that he built in 1896 has no place in a subdivision built during the Edwardian era.

Sincerely Yours,


Evelyn Hebert


Roland Hebert

COUNCIL OPTIONS
WILTON HEIGHTS HISTORIC DISTRICT APPLICATION

Issue	Option 1 – Applicant Proposal	Option 2 – Staff Recommendation to Historic Preservation Commission	Option 3 – Historic Preservation Commission Recommendation	Option 4 – Fiscal Impact Analysis and Staff Recommendation to Historic Preservation Commission	Option 5 – Denial
Total Number of Structures	541	380	451	380	0
Number of Contributing Structures	330	266	325	266	0
Number of Noncontributing Structures	211	114	126	114	0
Map	Map 1 – Applicant Request	Map 2 – Staff Recommendation	Map 3 – Historic Preservation Commission Recommendation	Map 2 – Staff Recommendation	No Map Provided
Contributing vs. Non-Contributing Structures	Although the original request varied from the Historic Preservation Commission recommendation the applicant supports their decision. Applicant's original proposal used more restrictive contributing status criteria. Map 1 illustrates Commission recommendations on contributing structures.	Although the original request varied from the Historic Preservation Commission recommendation staff supports their decision. Map 2 illustrates Commission recommendations on contributing structures.	Reviewed differences between 1994 Pomona Historic Resource Survey and the Applicant's Request and recommended contributing status. Map 3 illustrates Commission recommendations on contributing structures.	Although the original request varied from the Historic Preservation Commission recommendation staff supports their decision. Map 2 illustrates Commission recommendations on contributing structures.	Not applicable.

Issue	Option 1 – Applicant Proposal	Option 2 – Staff Recommendation to Historic Preservation Commission	Option 3 – Historic Preservation Commission Recommendation	Option 4 – Fiscal Impact Analysis and Staff Recommendation to Historic Preservation Commission	Option 5 – Denial
Common Bond Between Structures in the District	Eclectic mix of styles of architecture and ages of buildings	Concentrated on structures that were constructed between 1990-1929 and organized in “neighborhood” groups.	Eclectic mix of styles of architecture and ages of buildings	Concentrated on structures that were constructed between 1990-1929 and organized in “neighborhood” groups.	Not applicable.
Landmark Designations vs. District Designations.	<p>Included individual structures that are eligible for landmark designation such as</p> <ul style="list-style-type: none"> ▪ Victorian structure at the corner of Jefferson and Garey, ▪ the Pomona First Baptist Church, ▪ Downing Mansion and ▪ Pomona Catholic Girls High School. <p>Applicant does not oppose the Commission recommendation eliminating the Pomona First Baptist Church from the District.</p>	Recommended individual structures eligible for landmark designation and not contiguous to other contributing structures be removed from the district.	<p>Includes the following individual structures that are eligible for landmark designation</p> <ul style="list-style-type: none"> ▪ Victorian structure at the corner of Jefferson and Garey, ▪ Downing Mansion and ▪ Pomona Catholic Girls High School. 	Recommended individual structures eligible for landmark designation and not contiguous to other contributing structures be removed from the district.	Not applicable.
Effects of Restrictions	Restrictions would apply to 541 structures.	Restrictions would apply to 380 structures.	Restrictions would apply to 451 structures.	Restrictions would apply to 380 structures.	Not applicable.

Issue	Option 1 – Applicant Proposal	Option 2 – Staff Recommendation to Historic Preservation Commission	Option 3 – Historic Preservation Commission Recommendation	Option 4 – Fiscal Impact Analysis and Staff Recommendation to Historic Preservation Commission	Option 5 – Denial
Post World War II Construction <i>The only contributing structures built after WWII are on Columbia Avenue.</i>	Includes the concentration of Post World War II homes built on Columbia Avenue between Wisconsin Street and White Avenue.	Does NOT include the concentration of Post World War II homes built on Columbia Avenue between Wisconsin Street and White Avenue. Recommended as separate district if Council believed it was necessary to regulate protection of these homes.	Includes the concentration of Post World War II homes built on Columbia Avenue between Wisconsin Street and White Avenue.	Does NOT include the concentration of Post World War II homes built on Columbia Avenue between Wisconsin Street and White Avenue. Recommended as separate district if Council believed it was necessary to regulate protection of these homes.	Not applicable.
Initial Fiscal Impacts – Recordation Costs	Not applicable.	Not applicable.	Not applicable.	Recommended that Council consider option eliminating the recordation requirement. To ensure appropriate notification of property owners the Council may wish to investigate other options. One option would be establishing a historic overlay zone.	Not applicable.
Initial Fiscal Impacts – Photo Documentation	Applicant has provided photos of the contributing structures. However, noncontributing structures are also necessary to administer the district.	Not applicable.	Not applicable.	Costs will depend on number of photos needed. \$850 represents costs of photographing all the structures in the district.	Not applicable.

Map 1

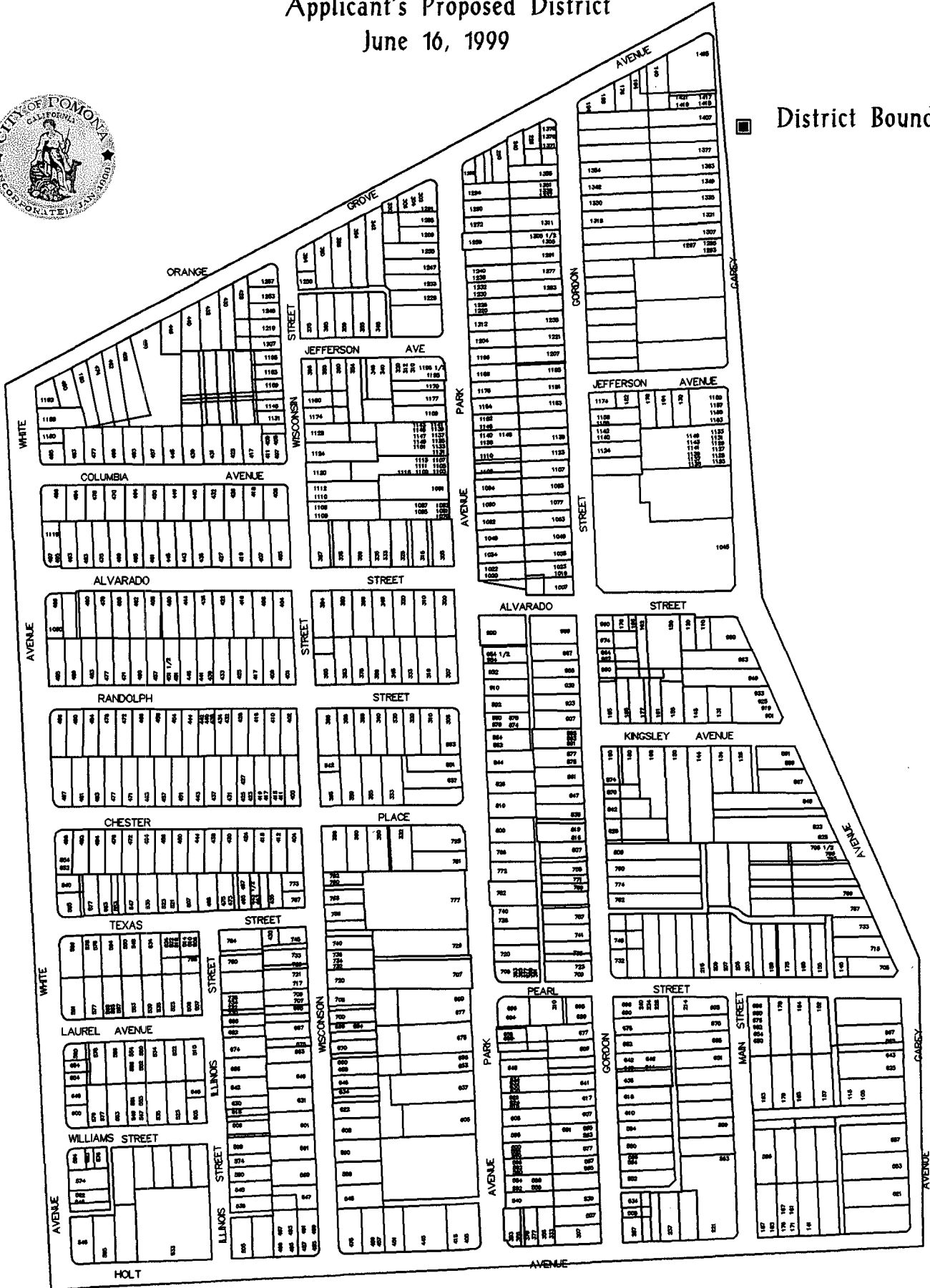
Wilton Heights Historical District

Applicant's Proposed District

June 16, 1999

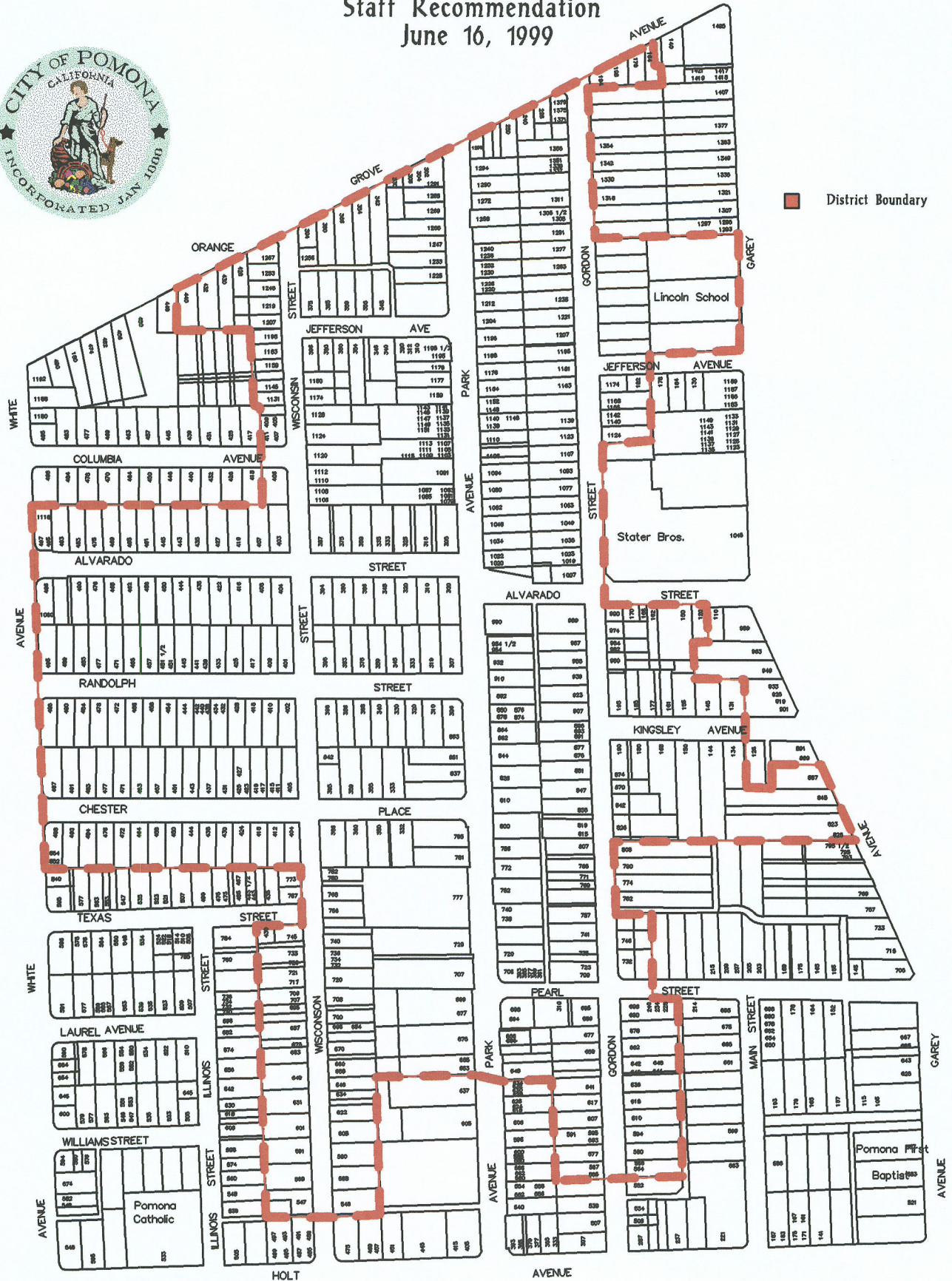
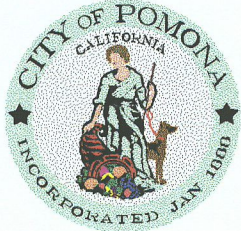


■ District Boundary



Wilton Heights Historical District

Staff Recommendation
June 16, 1999

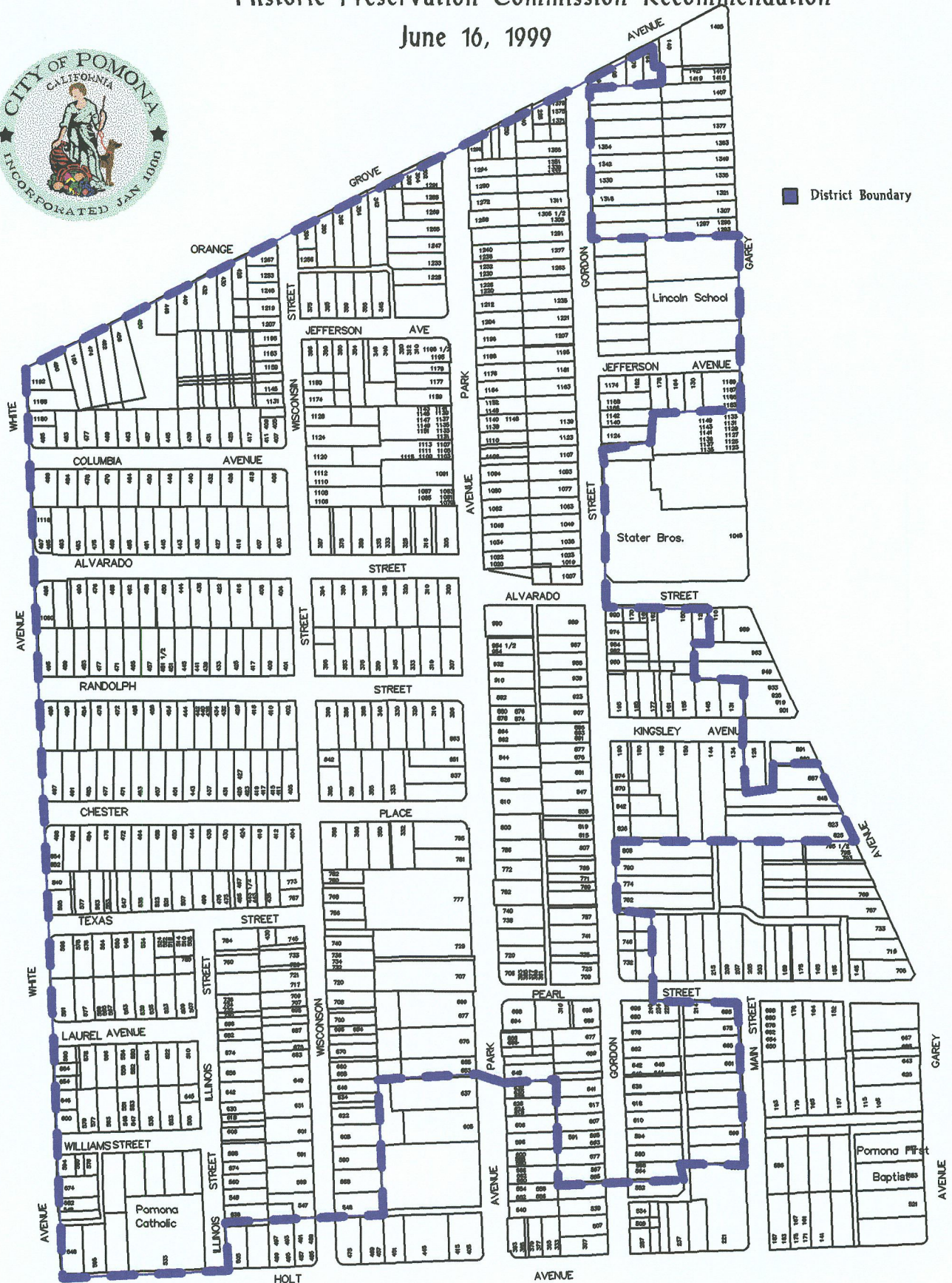


■ District Boundary

Wilton Heights Historical District

Historic Preservation Commission Recommendation

June 16, 1999



**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA,
County of Los Angeles**

I, LINDA BARENG, do hereby declare that I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the below-entitled matter. I am the Legal Advertising Representative of the

Inland Valley Daily Bulletin
(formerly the Progress Bulletin)

A newspaper of general circulation, published daily in the City of Pomona, County of Los Angeles, State of California, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

July 23, 1999

I declare under penalty of perjury that the foregoing is true and correct.

Dated: July 23, 1999

Signature

Linda Bareng

Proof of Publication of:

**NOTICE OF PUBLIC HEARING
CITY OF POMONA**

NOTICE OF PUBLIC HEARING REGARDING PROPOSED HISTORIC DISTRICT DESIGNATION FOR THE "WILTON HEIGHTS"

ADDRESS: "Wilton Heights", roughly bounded by Orange Grove Avenue on the north, Holt Avenue on the south, Garey Avenue on the east and White Avenue on the west

APPLICANT: Debra Martin

THE CITY COUNCIL OF THE CITY OF POMONA does hereby declare and give notice that a public hearing will be held on August 2, 1999, in the City Hall Council Chambers, 505 South Garey Avenue, Pomona, California, commencing at 7:00 p.m. regarding:

Proposed historic district designation for "Wilton Heights", roughly bounded by Orange Grove Avenue on the north, Holt Avenue on the south, Garey Avenue on the east and White Avenue on the west.

For more information, contact the Planning Division Office, 505 South Garey Avenue, Pomona, California, (909) 620-2191.

ELIZABETH VILLERAL
CITY CLERK

Publish Date: July 23, 1999 #45504240

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

(1) Address: 1272 N PARK (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): COLONIAL REVIVAL

(5) Estimated Construction Date(s): 1905 (6) Condition of Structure GOOD

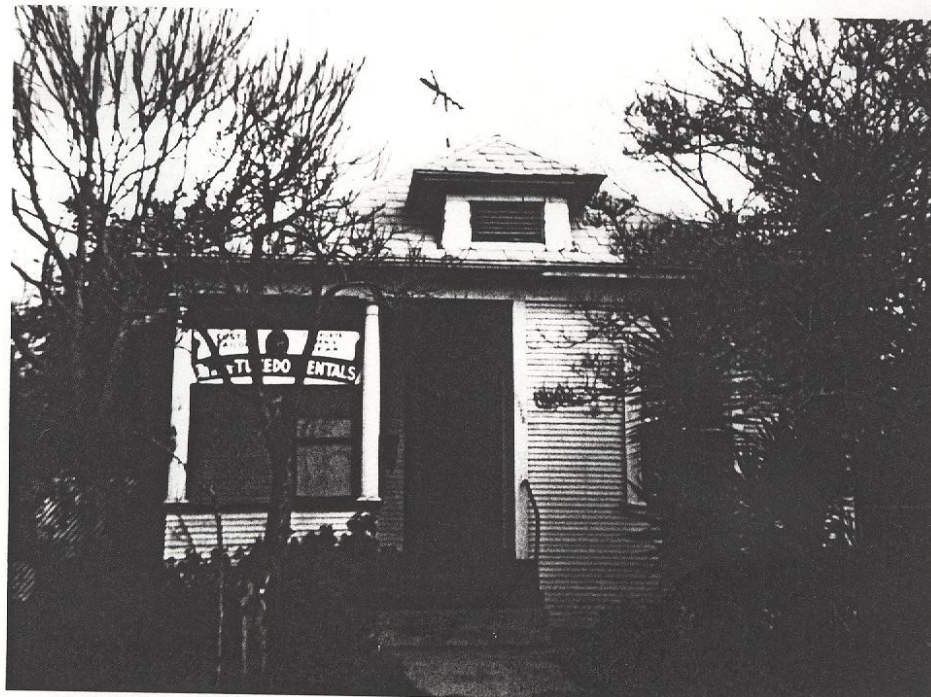
(7) Additions or Alterations: Major Moderate Few None

Description: _____

(8) Other comments or observations: _____

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

(10) Evaluator: DIANN MARSH
Date or Evaluation JAN 1993



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5D1

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1

*Resource Name or #: (Assigned by Recorder) 1272 N Park Avenue

P1. Other Identifier Wilton Heights Historic District

*P2. Location: ☐ Not for Publication ☒ unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad San Dimas Date 1981 and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)
T T1 ; R R8 ; 1/4 of 1/4 of Sec ; 885 B.M.

c. Address 1272 N Park Avenue

City: Pomona Zip 91768

d. UTM: (Give more than one for large and/or linear resources)

Zone 11 ; 430,000 mE/ 3,770,000 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is a single-story Transitional house built in 1905. The single-family residence has a hipped roof, partial width front porch and a modified rectangular floor plan. The home has a symmetrical appearance. The exterior is clad with horizontal wood boards. The hipped roof flares slightly at the ends and has a moderate overhang.

On the front elevation, there are two front doors, one facing the side and one facing the street, and two double-hung windows. The front porch has two Doric columns that rest on a low railing covered with the same narrow wood siding as the building. The home sits behind a modest front yard and there is a walkway that directly from the sidewalk to the front porch.

There are no apparent alterations since the building was constructed in 1905. The residence is in fair condition. The integrity is good. - (See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1905

*P7. Owner and Address:

*P8. Recorded by:

Lauren Flores

City of Pomona, Planning Division

505 S. Garey Ave.

Pomona, CA 91769

0

*P9. Date Recorded: 8/12/2005

*P10. Survey Type (Describe)
Survey - Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2

*Recorded by: Lauren Flores

*Resource Name or #: (Assigned by Recorder) 1272 N Park Avenue

*Date 8/12/2005

☒ Continuation ☐ Update

P3a. Description (continued):

Character-defining features include:

- 1.Hipped roof that flares up at the eaves;
- 2.Narrow horizontal wood siding;
- 3.Partial width front porch with Doric columns;
- 4.Double-hung windows with wood sashes.

RECORDING REQUESTED BY:

The City of Pomona

WHEN RECORDED, MAIL TO:

City of Pomona
ATTN: Planning Division
505 South Garey Avenue, Box 660
Pomona, CA 91769



[Exempt from recording fees per Gov't Code §27383]

LAST KNOWN OWNER AS SHOWN ON TAX ROLL:

FEKETE, JOZSEF S
1272 N. PARK AVE
POMONA, CA 91768

NOTICE OF HISTORIC DESIGNATION

NOTICE IS HEREBY GIVEN that on the 2nd day of August 1999, the City Council of the City of Pomona, California designated the property described as **1272 N. PARK AVE, POMONA, CA 91768, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**, in the office of the County Recorder of said County and identified as:

TAX PARCEL NO.: 8339-030-003

Is hereby declared as part of the Wilton Heights Historic District as defined under current Pomona City Code Section .5809-13 and any and all future changes and/or amendments thereof, in the City of Pomona, and that the last known owner has been so notified.

Dated: September 8, 2009



Brad Johnson
Planning Manager

State of California,
County of Los Angeles}

On 9/28/09 before me, Nancy Lytle, Notary Public, personally appeared Brad Johnson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to within the instrument and acknowledged to me that he/~~she/they~~ executed the same in his authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

