

DRAFT HPC RESOLUTION NO. 24-014

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-021623-2023) TO RETROACTIVELY ALLOW THE REPLACEMENT OF THREE STEEL WINDOWS WITH TWO VINYL WINDOWS AND ONE SET OF VINYL FRENCH DOORS WITH SIDE LIGHTS, AND THE IN-KIND REPLACEMENT AND REPAIR OF A FRONT YARD FENCE AT A CONTRIBUTING RESOURCE LOCATED AT 134 EAST COLUMBIA AVENUE IN THE LINCOLN PARK NATIONAL REGISTER HISTORIC DISTRICT.

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

WHEREAS, the applicant, Suzanne Goya, submitted an application for Major Certificate of Appropriateness (MAJCOA-021623-2023) to allow for the retroactive approval of the replacement of three non-original steel windows with two vinyl windows and one set of vinyl French doors with side lights, and the repair and replacement of damaged sections of wooden fence within the front yard of a contributing resource located at 134 East Columbia Avenue;

WHEREAS, the subject property is a “contributing” structure located within the Lincoln Park National Register Historic District, which was designated as a historic district by the United States Department of the Interior in 2003;

WHEREAS, the change of window material on a contributing resource within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the residential structure at the site was originally built in 1920 as a Craftsman Bungalow;

WHEREAS, the project will have architectural features consistent with the architectural style of the existing dwelling;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13(F)(6) of the Zoning Ordinance to approve a Major Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on June 5, 2024, July 3, 2024, August 7, 2024, and December 4, 2024 concerning the requested Major Certificate of Appropriateness (MAJCOA-021623-2023); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission hereby determines that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 31 (Historic Rehabilitation), Section 15331 Categorical Exemption per Section 15301(e).

SECTION 2. Section .5809-13(F)(6) of the Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The windows are not identified as a character-defining feature on the surveys of the Lincoln Park Historic District. The existing windows are non-original and composed of a material (steel) that would not be compatible with the Craftsman Bungalow style of architecture. Therefore, the replacement of the windows will not adversely affect and significant feature of the home. Additionally, the replacement of the subject unpermitted vinyl windows with architecturally compatible wood windows is included within the property's associated Rehabilitation Plan of the approved Mills Act contract and, therefore, the vinyl windows are guaranteed to be replaced within the ten years. Therefore, the proposed project meets this finding.

- b. *The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

Since the windows are not a character-defining feature, the style of the windows is compatible with the architecture of the house and surrounding structures. Additionally, the replacement of the subject unpermitted vinyl windows with architecturally compatible wood windows is included within the property's associated Rehabilitation Plan of the approved Mills Act contract and, therefore, the vinyl windows are guaranteed to be replaced within the ten years. Therefore, the proposed project meets this finding.

- c. *The proposed change is consistent with the architectural style of the building as specified in Section .5809-13(F)(5) of the Zoning Ordinance.*

The proposed style of windows is closer to consistency than the existing windows in visual appearance. Additionally, only the material is changing, not the style. The style is consistent with the architectural style of the house. Staff analyzed the requirements of Section .5809-13(F)(5) in the staff report and found that the proposed project meets all the

applicable standards. Additionally, the replacement of the subject unpermitted vinyl windows with architecturally compatible wood windows is included within the property's associated Rehabilitation Plan of the approved Mills Act contract and, therefore, the vinyl windows are guaranteed to be replaced within the ten years. Therefore, the proposed project meets this finding.

- d. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

As previously discussed, the proposed project will change the materials on the windows but the windows are not identified as a character-defining feature and will, therefore, not affect the historic character of the house. All of the significant historic elements still existing are being retained. Additionally, the replacement of the subject unpermitted vinyl windows with architecturally compatible wood windows is included within the property's associated Rehabilitation Plan of the approved Mills Act contract and, therefore, the vinyl windows are guaranteed to be replaced within the ten years. Therefore, the proposed project meets this finding.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-021623-2023) allow for the retroactive approval to replace windows on a single-family dwelling with the following conditions:

1. Time Limits. The Certificate of Appropriateness shall become void twelve (12) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.
3. Any deviation from the approved plans, shall require modification to the Certificate of Appropriateness and require approval of the Planning Division and, if necessary, the Historic Preservation Commission.
4. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.
5. Prior to Occupancy the Planning Division shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.
6. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 8:00 p.m., Monday through Saturday
(There shall be no construction allowed on Sunday or on any Federal or State Holiday)

7. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
8. The style (i.e. frame thickness, opening direction, etc.) and fenestration of the new windows shall be consistent with the already installed vinyl windows. Submit a cut sheet(s) of all the window types to be used to Planning for review and approval prior to issuance of building permit.
9. Future window replacements must be wood windows to restore the appearance and material of the resource.
10. The front yard fence must be repaired using materials and the same style to match the existing fence.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 4TH DAY OF DECEMBER, 2024.

JAMES KERCHEVAL
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.