

**DRAFT HPC RESOLUTION NO. 25-020**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000360-2025) TO LEGALIZE TWENTY-FOUR (24) UNPERMITTED VINYL-FRAMED WINDOWS ON THE PRIMARY STRUCTURE OF A CONTRIBUTING RESOURCE LOCATED AT 1515 GANESHA PLACE WITHIN THE HACIENDA PARK HISTORIC DISTRICT (APN: 8359-018-023)**

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

**WHEREAS**, the applicant, Cassie Hau, submitted an application for a Major Certificate of Appropriateness (MAJCOA-000360-2025) to retroactively approve the installation of twenty-four (24) existing unpermitted vinyl-framed windows on a primary structure of a contributing resource located at 1515 Ganesha Place;

**WHEREAS**, the primary residential structure at the site was originally constructed in 1947 in the Minimal Traditional style of architecture;

**WHEREAS**, the subject property is a contributing resource to the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council on October 6, 2003;

**WHEREAS**, the now-replaced, original, wood windows were identified as a character-defining feature of this contributing resource by the Hacienda Park Historic District survey;

**WHEREAS**, projects that alter or have the potential to alter character-defining features and/or the historic character of historic resources, such as alterations that do not meet applicable design standards and guidelines, require the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the Historic Preservation Commission must make findings as described in Section .1190.D.4 of the Pomona Zoning & Development Code to approve a Major Certificate of Appropriateness for the installation of vinyl windows on a primary structure at a contributing resource located in a historic district;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on July 2, 2025, concerning the requested Major Certificate of Appropriateness (MAJCOA-000360-2025); 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.** If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

**SECTION 2.** Section. .1190.D.4. of the Pomona Zoning & Development Code requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

1. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect any significant or character-defining feature of the resource.*

The proposed legalization of the twenty-four (24) existing vinyl-framed windows will result in the loss of a significant or character-defining feature. The original single-paned, double-hung, wood framed windows were a significant and character-defining feature of the Minimal Traditional style of architecture of the single-family home, the primary structure on site.

2. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

The proposed alteration of legalizing the existing vinyl-framed windows will adversely affect the historic character and value of the resource. The windows, which were replaced in approximately 2014, were original to the home and are an important feature to the Minimal Traditional style architecture of the home. The vinyl is not a material that is compatible with the period or style of the contributing resource.

**SECTION 3.** Based upon the above findings, the Historic Preservation Commission hereby denies Major Certificate of Appropriateness (MAJCOA-000360-2025).

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

**APPROVED AND ADOPTED THIS 2<sup>nd</sup> DAY OF JULY, 2025.**

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ANGELA KELLER  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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GEOFFREY STARNES,  
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 California Code of Civil Procedure Section 1094.6.