

HPC RESOLUTION NO. 2022-005

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 16354-2021) FOR THE ADAPTIVE REUSE AND ADDITION TO THE MASONIC TEMPLE (HISTORIC LANDMARK NO. 1) LOCATED AT 395 SOUTH THOMAS STREET AND LOCATED WITHIN THE LANDMARK QUARTER HISTORIC DISTRICT.

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

WHEREAS, the applicant, John Pena, has submitted an application for Certificate of Appropriateness (MAJCOA 16354-2021) for the adaptive reuse and addition to the Masonic Temple (Historic Landmark No. 1) located at 395 South Thomas Street and located within the Landmark Quarter Historic District (APN: 8341-005-014 & 8341-005-011);

WHEREAS, the property was previously designated as a Single Historic Landmark per City Council Resolution No. 82-114, on April 19 1982.

WHEREAS, available records indicate that the structure was constructed in approximately 1909 and an L-shape addition was added to the rear shortly after;

WHEREAS, exterior alterations or additions to a designated historic landmark requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, continued the public hearing scheduled for on February 2, 2022 concerning the requested Major Certificate of Appropriateness (MAJCOA 16354-2021) to the next scheduled meeting;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on March 2, 2022 concerning the requested Major Certificate of Appropriateness (MAJCOA 16354-2021); and

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

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

SECTION 1. Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project proposes to rehabilitate the historical resource in a manner consistent

with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings.

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 project, as conditioned, will reduce any potential impact that the 4th story, glass walled addition would have on the character-defining features of the mansard roof, while the stair tower is designed to be differentiated from the original brick building. In addition, replacement windows will be compatible with the style and material of the existing windows. Therefore the project meets this finding.

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

The proposed changes are compatible with the adjacent historic commercial structures in the Landmark Quarter Historic District. The project is keeping the scale and mass, and the character-defining features of the original building which will allow the spatial relationship the existing building has with its neighbors to remain.

- 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.*

As discussed in the staff report, the project, as conditioned, meets the design review guidelines in the historic preservation ordinance as well as the Secretary of the Interior's Rehabilitation Standards. Therefore, the 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.*

The proposed additions, as conditioned, are differentiated but compliment the scale and massing and character-defining features of the original building, thereby keeping the compatibility with adjacent structures and being consistent with the period of the building.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 16661-2021) for the garage conversion and addition 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. Exterior light fixtures shall be period appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
9. The style (i.e. frame thickness, opening direction, etc.) and fenestration of the new windows shall match those of the existing building. 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.
10. Windows shall be wood framed, not aluminum as shown in the plans, consistent with the existing building.
11. The 4th Floor addition shall be setback 5 feet from the top of the mansard roof to reduce the visual impact of the addition.

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12. The Front yard wall shall be reduced to enclose only the outdoor dining area and made of a wrought iron or other period appropriate material.
13. All windows and exterior doors shall have a recessed opening to match existing.
14. The applicant shall obtain a building permit prior to any demolition or construction.
15. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.

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

APPROVED AND PASSED THIS 2ND DAY OF MARCH, 2022.

JENNIFER WILLIAMS
 HISTORIC PRESERVATION COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNS, LEED AP BD+C
 HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)ss
 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.