



Staff Report

City of Pomona Historic Preservation Commission

July 2, 2025

FILE NO: MAJCOA-000360-2025

A request for a Major Certificate of Appropriateness (MAJCOA-000360-2025) to legalize twenty-four (24) unpermitted vinyl windows on the primary structure of a contributing resource within the Hacienda Park Historic District.

ADDRESS: 1515 GANESHA PLACE (APN: 8359-018-023)

APPLICANT: Cassie Hau

PROJECT PLANNER: Alan Fortune, Associate Planner

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historical Resource Restoration and Rehabilitation) and Section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines.

RECOMMENDATION: Deny Major Certificate of Appropriateness (File No. MAJCOA-000360-2025) and adopt Resolution No. 25-020 (Attachment 1).

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: RND1-H [HM1-N1-R1]

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

HISTORIC DISTRICT: Hacienda Park

Important Dates:

DATE SUBMITTED: April 17, 2025

DATE DETERMINED COMPLETE: May 22, 2025

DEADLINE TO MAKE A DECISION: August 5, 2025

Property Background:

The contributing resource located at 1515 Ganesha Place consists of a single-family residence estimated to have been constructed in 1947. The property is developed with a 1,941 square foot single family home on a 20,000 square

foot lot. The property is a contributing property to the Hacienda Park Historic District. The Hacienda Park Historic District survey that evaluated this property identifies the structure as Minimal Traditional style architecture and gives the resource a "Contributing" rating with no significant additions or alterations having been made (Attachment No. 2).

Based on the historic resource surveys and staff visits to the site, the condition of the structure is good with no major alterations or additions having been made since the estimated time of construction in 1947, with exception to the replacement of the original windows with vinyl windows. Otherwise, the structure retains its character-defining features. All original windows, approximately twenty-four (24), are estimated to have been replaced with vinyl windows in 2014.

On March 5, 2025, the Historic Preservation Commission approved a Major Certificate of Appropriateness (HPC Resolution No. 25-003) for the same site to allow for the construction of a new detached 1,200 square foot accessory dwelling unit, a new detached 450 square foot garage, and a new four foot (4') tall wall at the rear of this contributing resource.

Also on March 5, 2025, an online complaint was received by the Code Compliance Division regarding the replacement of the windows on the property. On March 11, 2025, the Code Compliance Division issued a Notice of Violation to the property owner informing them that the replacement of windows on a contributing resource requires the approval of a Certificate of Appropriateness. On April 16, 2025, Planning Staff received an application for a Major Certificate of Appropriateness (MAJCOA-000065-2025) to legalize twenty-four (24) unpermitted vinyl windows on the primary house located at 1515 Ganesha Place. Project plans as well as site photographs have been provided for the Commission's consideration as Attachment Nos.4 and 5 respectively.

The proposed project consists of the legalization of all windows on the primary structure on the contributing resource. The primary structure consists of one (1) single family home with twenty-four (24) windows. All other features on the primary resource are proposed to remain intact.

Critical Issues:

- The original wood windows, which were identified by the Hacienda Park surveys as a character-defining feature of the resource, were replaced with windows made of vinyl, a material that is not compatible with the style of the home. This work was not conducted by the applicant but by a previous property owner and without the benefit of any required permits.

Discussion of Critical Issues:

1. The existing windows were installed in approximately 2014. These windows are the same size of the original and did not alter the window opening sizes. These are also single-hung windows, similar to the original wood windows that they replaced. Though these windows are of a similar size and style, the vinyl material is not compatible with the period or architectural style of the primary resource. According to the Pomona Historic Preservation Guidelines, the installation of a material, such as vinyl, that is not compatible with the home requires the approval of a Major Certificate of Appropriateness by the Historic Preservation Commission. The applicant is not responsible for the installation of the existing windows as these were conducted by a previous property owner and without the benefit of any required permits.

Architectural Style:

Based on the features of the subject residence observed by staff and in the recorded survey, the existing primary structure is of Minimal Traditional architecture and style according to Chapter 2 of the "Pomona Guide to Historic Preservation." The detached garage was constructed at a similar time to the primary residence and has a similar architectural style. The Pomona Guide to Historic Preservation describes Minimal Traditional style as a "transitional style between the revival styles of the 1920s and 30s and the post-war tract homes. The Great Depression help spur the use of this style, since the Minimal Traditional style is a compromised, more economical version of the various revival styles." The Guide continues: "Elements common to many styles, but belonging exclusively to none, are favored [with Minimal Traditional homes]. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and wood are common. Roofs always lack the eaves or overhangs found on more assertive styles. Most ... are one or 1 ½ stories in height." The relevant pages of the Pomona Guide to Historic Architecture has been attached for the Commission's reference (Attachment No. 6).

Architectural Description:

The original windows were identified as a character-defining feature in the initial 2004 Hacienda Park Historic District survey. These windows were wood, single-paned and double-hung.

Among the character defining features present on this home is a relatively low-pitched roof with composite roof shingles with some exposed rafters on some gables and elevations. The house is a rectangular form with two front cross-gables. An attached patio/barbecue room with a composition shingle roof was constructed in 1950 at the rear of the structure. This was enclosed as an addition to the home at a later date. A detached garage was constructed at a similar time with a similar architectural style.

The structure has many features that are typical and/or defining of Minimal Traditional homes, these include a cross-gabled roof and a small front porch.

RELEVANT ALTERATIONS:

The existing windows, estimated to have been replaced in 2014, are also hung windows but are vinyl in material. These windows are of the same dimensions as the original windows however vinyl is not a material that is compatible with the period or style.

Character-Defining Features:

1. Two front-facing bump-out bay windows
2. One front-facing center picture window
3. Original windows were single-paned and double-hung. *These wood windows have been since been replaced with vinyl windows since being surveyed in 2004.*
4. Front porch is simple with a covered entryway with iron supports
5. Original front door and iron door knocker
6. Wall cladding is composed of smooth stucco
7. Garage is detached with modern roll-up door

Discussion of Existing Conditions

The subject site consists of one (1) single-family residential unit and one (1) detached garage. The detached garage is located near the southwest property line to the rear of the primary structure alongside the alley. The proposed project involves the windows on the primary structure located closer to Ganesha Place. The project does not include any other modifications or expansions to the site or structure.

The applicant's request is to legalize a total of twenty-four (24) unpermitted vinyl windows on the house. This work was not conducted by the applicant but by a previous property owner and without the benefit of any required permits in approximately 2014.

Design Review:

According to Section 800.C.7.a.2, projects that alter, or have the potential to alter character-defining features and/or the historic character of historic resources and fit into one of the categories below require approval of a Major Certificate of Appropriateness by the Historic Preservation Commission. This includes alterations that do not meet the applicable design standards and guidelines in the Pomona Guide to Historic Preservation.

Staff reviewed the request against the guidelines for Minimal Traditional architecture within the Pomona Guide to Historic Preservation, as well as the recorded Hacienda Park Historic District surveys to determine whether the requested change would be compatible with the period and style of the contributing resource.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

The Historic Preservation Ordinance provides that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The use of the property will not change; the single-family home will remain unaltered.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The original wood windows were identified as a character defining feature of the Minimal Traditional style architecture of the home. This element of the historic character will not be retained nor preserved with the replacement of these windows with vinyl windows.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Though the windows retain their original sizes and opening styles (single-hung) the material is not compatible with the period or style of the home or neighborhood.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Does not apply. There are no changes on the property that have acquired historic significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The original wood windows were identified as a character defining feature of the Minimal Traditional style architecture of the home. These distinctive materials, finishes, and construction have been removed and replaced with non-original, non-compatible vinyl.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The old windows may have been in need of maintenance, but the previous property owner opted for full replacement. These new vinyl windows do not match the old in design, color, texture or materials.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Does not apply. No damaging treatments are proposed

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Does not apply. The proposed project will not impact any potential archaeological resources

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed change to permanently install vinyl framed windows would detract from the original historic materials used in the home. The previous windows had been original to the home, constructed in 1947, and had been composed of wood. This feature will be lost with the approval of the existing windows.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project does not include any new construction; the scope of work is limited to the legalizing of the existing windows with no other modifications to the structure or site.

Pomona Historic Preservation Guidelines:

1. Windows of Minimal Traditional Architecture: Double-hung, multi-pane, wood frame windows (Page 2-68)

The applicant is requesting to legalize the existing vinyl windows which would leave this example of a Minimal Traditional home without its original wood frame windows, a feature that was described as character-defining to the architecture in both the conducted survey and the Pomona Guide to Historic Preservation.

Required Findings:

The findings required in Section .1190.D.4 of the Pomona Zoning and Development Code for a Certificate of Appropriateness are included in the attached draft HPC Resolution No. 25-020 (Attachment No. 1).

Conclusion:

Due to vinyl being an incompatible material with the time period and architectural style of the contributing historical resource, and the Hacienda Park Historic District surveys specifically identifying the windows as character-defining features of the Minimal Traditional architecture of the home, Staff is recommending that the Historic Preservation Commission deny the request to legalize the unpermitted vinyl windows. The approval of this request would result in the historic resource losing a character-defining feature.

Environmental Review:

Staff has determined that, if approved, this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 – Historical Resource Restoration and Rehabilitation and Section 15301, Class 1 – Existing Structures of the CEQA Guidelines. Separately, CEQA does not apply to projects that are denied.

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-020

2. Project Plans
3. Photographs of site and surrounding area
4. Public Hearing Notice
5. Hacienda Park Historic District Survey Form
6. "Minimal Traditional" pages from Pomona Historic Guidelines

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 2nd DAY OF JULY, 2025.

ANGELA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

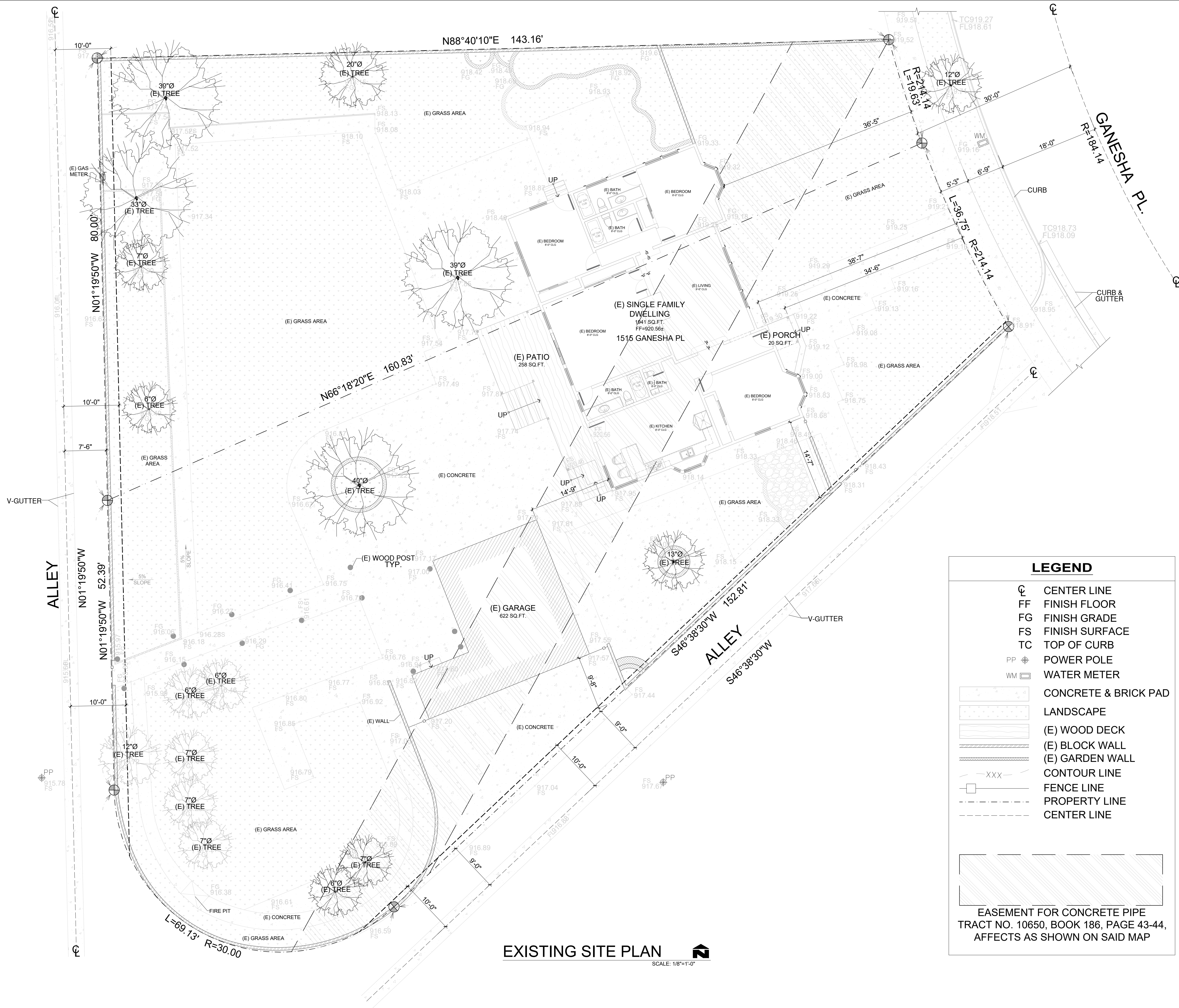
ATTEST:

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.



ALL CONSTRUCTION
ARCHITECTURAL DESIGN SERVICES
1041 S. SAN GABRIEL BLVD., SUITE D
SAN GABRIEL, CA, 91776
TEL: (626)505-6888



1515 GANESHA PL, POMONA,
CA 91768

Location

NOTES:
THE DESIGNS AND DRAWINGS REMAIN THE
PROPERTY OF ALL CONSTRUCTION AND MAY NOT
BE REPRODUCED OR COPIED WITHOUT
THE SPECIFIC WRITTEN CONSENT OF ALL
CONSTRUCTION
THE CONTRACTOR MUST CHECK AND VERIFY ALL
DETAILS AND DIMENSIONS OF THE JOB AND BE
DISCREPANCIES TO ALL CONSTRUCTION BEFORE
COMMENCING WORK.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

4			
3			
2			
1	PC CORRECTION	05/15/2025	

No. Revisions Date CK

DESIGNER:
CASSIE HUA
TEL: (626)505-6888

Drawing title

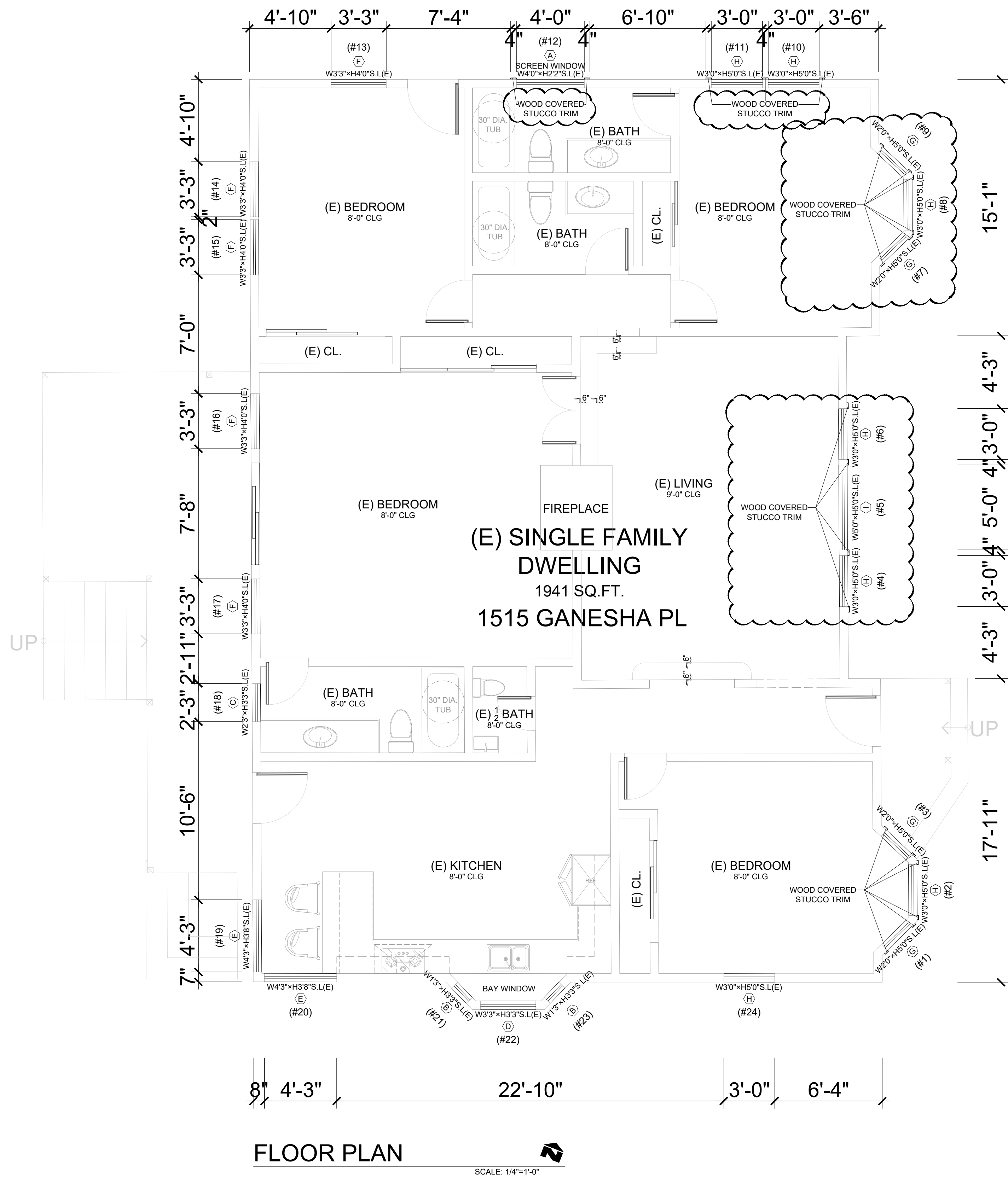
SITE PLAN

Date: 05-22-2025
Scale: NOTED
CSR:--
Drawn by: HD
Checked by: JJ

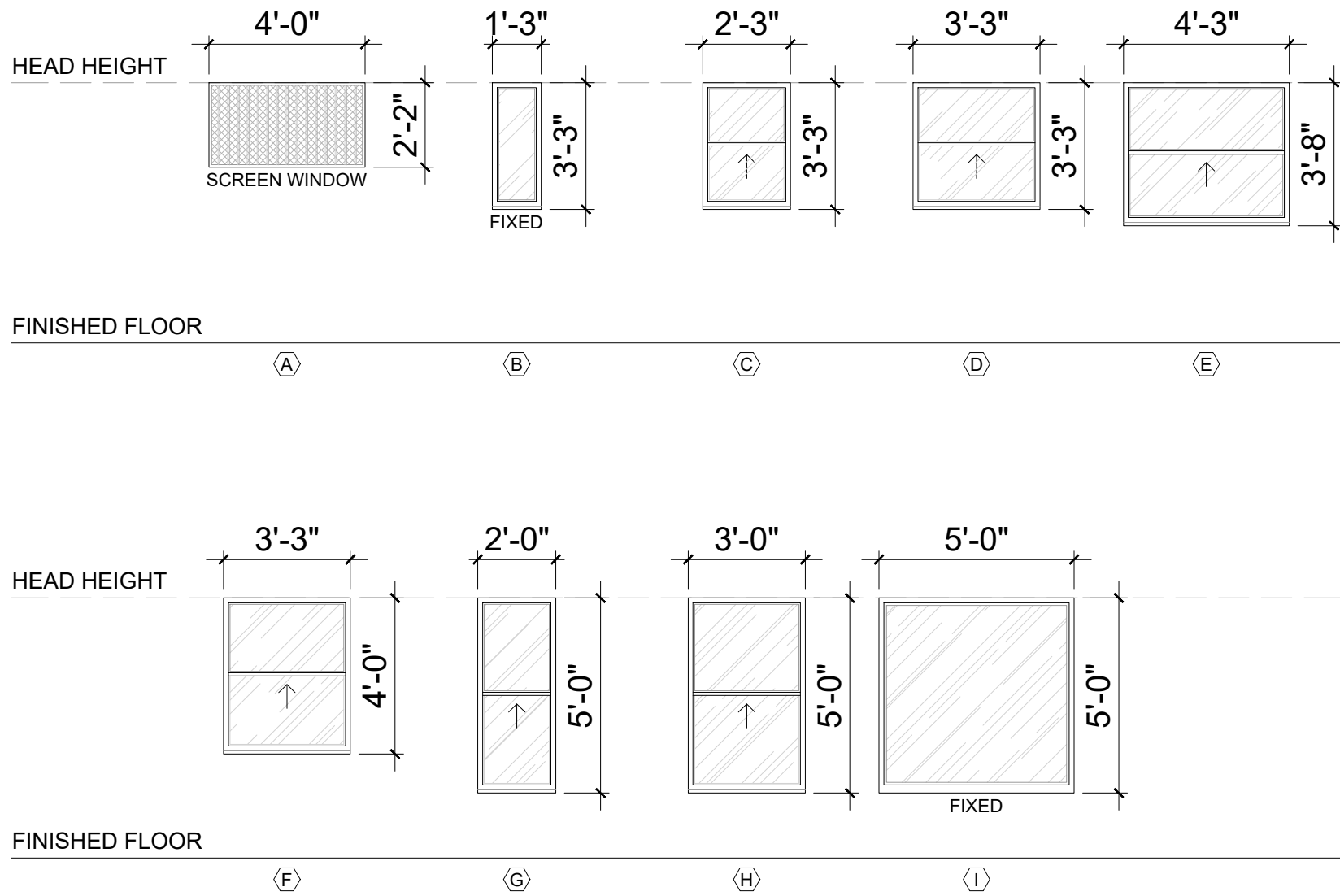
Drawing no.
A-1

File name: 250522-1515 GANESHA PL, POMONA

ALIGCUS



NOTE:
WINDOW MATERIAL: VINYL



SFD WINDOW SCHEDULE							
SYMBOL	SIZE		MATERIAL				
	WIDTH	HEIGHT		U-FACTOR	SHGC	UNITS	STYLE
(A)	4'-0"	2'-2"	X	0.30	0.23	1	SCREEN WINDOW
(B)	1'-3"	3'-3"	X	0.30	0.23	2	FIXED
(C)	2'-3"	3'-3"	X	0.30	0.23	1	SINGLE HUNG
(D)	3'-3"	3'-3"	X	0.30	0.23	1	SINGLE HUNG
(E)	4'-3"	3'-3"	X	0.30	0.23	2	SINGLE HUNG
(F)	3'-3"	4'-0"	X	0.30	0.23	5	SINGLE HUNG
(G)	2'-0"	5'-0"	X	0.30	0.23	4	SINGLE HUNG
(H)	3'-0"	5'-0"	X	0.30	0.23	7	SINGLE HUNG
(I)	5'-0"	5'-0"	X	0.30	0.23	1	FIXED

ALI CONSTRUCTION
ARCHITECTURAL DESIGN SERVICES
1841 S. SAN GABRIEL BLVD., SUITE D
SAN GABRIEL, CA, 91776
TEL: (626)505-6888



1515 GANESHA PL, POMONA,
CA 91768

Location

NOTES:
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ALL CONSTRUCTION AND MAY NOT BE REPRODUCED OR COPIED WITHOUT THE SPECIFIC WRITTEN CONSENT OF ALL CONSTRUCTION.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE DISCREPANCIES TO ALL CONSTRUCTION BEFORE COMMENCING WORK.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4			
3			
2			
1	PC CORRECTION/	05/15/2025	
No.	Revisions	Date	CK

DESIGNER:
CASSIE HUA
TEL: (626)505-6888

Drawing title
SFD FLOOR PLAN /
WINDOWS
SCHEDULES

Date: 05-22-2025	Drawing no. A-2
Scale: NOTED	
CSR:--	
Drawn by: HD	
Checked by: JJ	

File name: 250522-1515 GANESHA PL, POMONA

ALIGCUS



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

East side windows that near the front door of the main
house dwelling.

Window Description: _____

(2) W 2'-0" x H 5'-0" Single Hung (#1) (#3)

(1) W 3'-0" x H 5'-0" Single Hung (#2)

WINDOW CONDITION

___ Excellent ___ Good ___ Fair ___ Poor x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood ___ Steel ___ Aluminum x Vinyl ___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

East side windows that near the front door of the main
house dwelling.

Window Description: _____

(1) W 5'-0" x H 5'-0" Fixed Window **(#5)**

(2) W 2'-0" x H 5'-0" Single Hung **(#7) (#9)**

(3) W 3'-0" x H 5'-0" Single Hung **(#4) (#6) (#8)**

WINDOW CONDITION

___ Excellent ___ Good ___ Fair ___ Poor x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood ___ Steel ___ Aluminum x Vinyl ___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

North side windows of the main house dwelling.

Window Description: _____

(2) W 3'-0" x H 5'-0" Single Hung **(#10) (#11)**

WINDOW CONDITION

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒ Deteriorated to point of being dangerous

WINDOW MATERIAL

☐ Wood ☐ Steel ☐ Aluminum ☒ Vinyl ☐ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

North side windows of the main house dwelling.

Window Description: _____

(1) W 4'-0" x H 2'-2" Screen Window

(#12)

WINDOW CONDITION

___ Excellent

___ Good

___ Fair

___ Poor

x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood

___ Steel

___ Aluminum

x Vinyl

___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

North side windows of the main house dwelling.

Window Description: _____

(1) W 3'-3" x H 4'-0" Single Hung

(#13)

WINDOW CONDITION

___ Excellent

___ Good

___ Fair

___ Poor

x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood

___ Steel

___ Aluminum

x Vinyl

___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

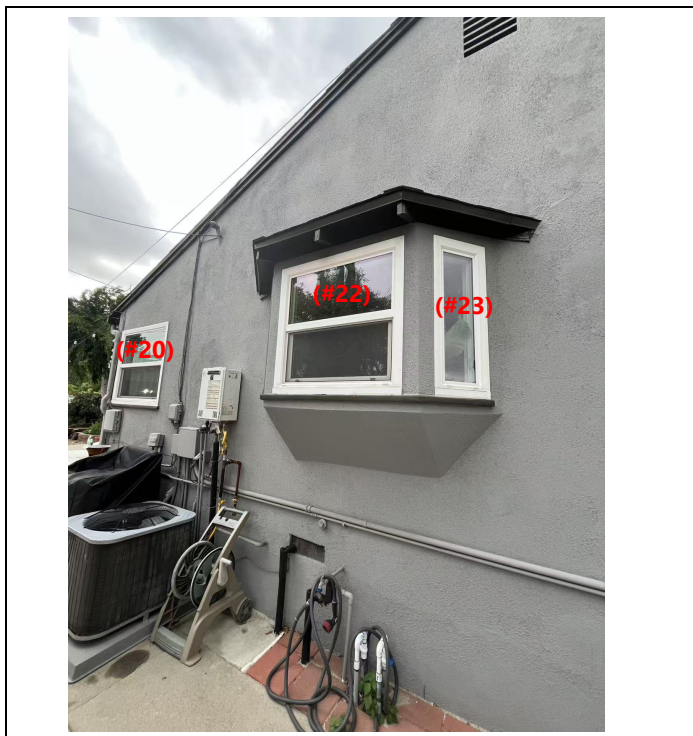
The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

South side windows of the main house dwelling.

Window Description: _____

(1) W 4'-3" x H 3'-8" Single Hung (#20)

(1) W 3'-3" x H 3'-3" Single Hung (#22)

(2) W 1'-3" x H 3'-3" Fixed Window (#21) (#23)

WINDOW CONDITION

___ Excellent ___ Good ___ Fair ___ Poor x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood ___ Steel ___ Aluminum x Vinyl ___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

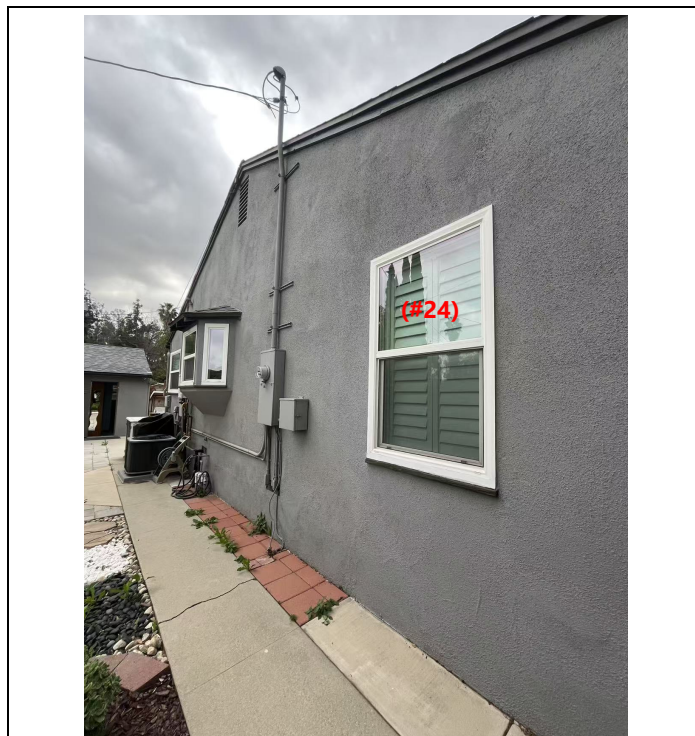
The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

South side windows of the main house dwelling.

Window Description: _____

(1) W 3'-0" x H 5'-0" Single Hung

(#24)

WINDOW CONDITION

___ Excellent

___ Good

___ Fair

___ Poor

x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood

___ Steel

___ Aluminum

x Vinyl

___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

West side windows of the main house dwelling.

Window Description: _____

(2) W 3'-3" x H 4'-0" Single Hung

(#14) (#15)

WINDOW CONDITION

___ Excellent ___ Good ___ Fair ___ Poor x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood ___ Steel ___ Aluminum x Vinyl ___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

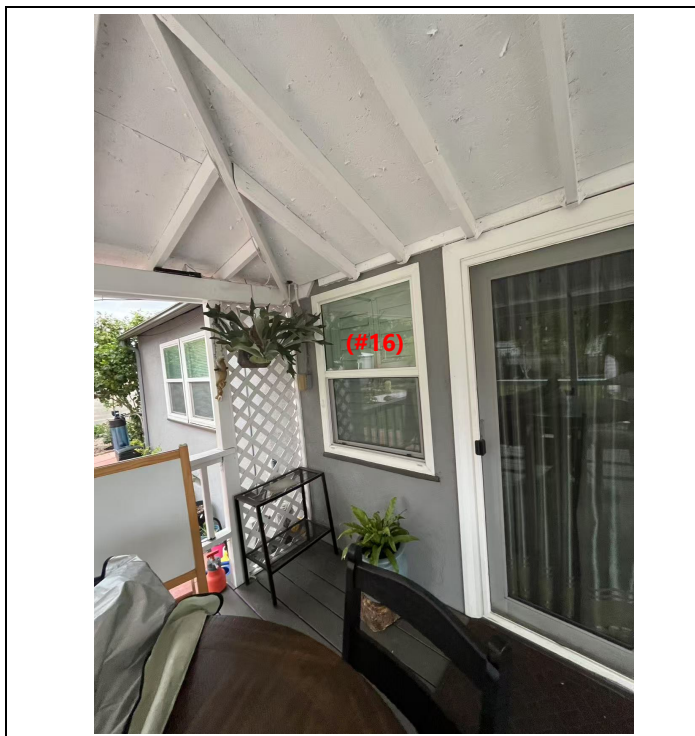
The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

West side windows of the main house dwelling.

Window Description: _____

(1) W 3'-3" x H 4'-0" Single Hung

(#16)

WINDOW CONDITION

___ Excellent

___ Good

___ Fair

___ Poor

x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood

___ Steel

___ Aluminum

x Vinyl

___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

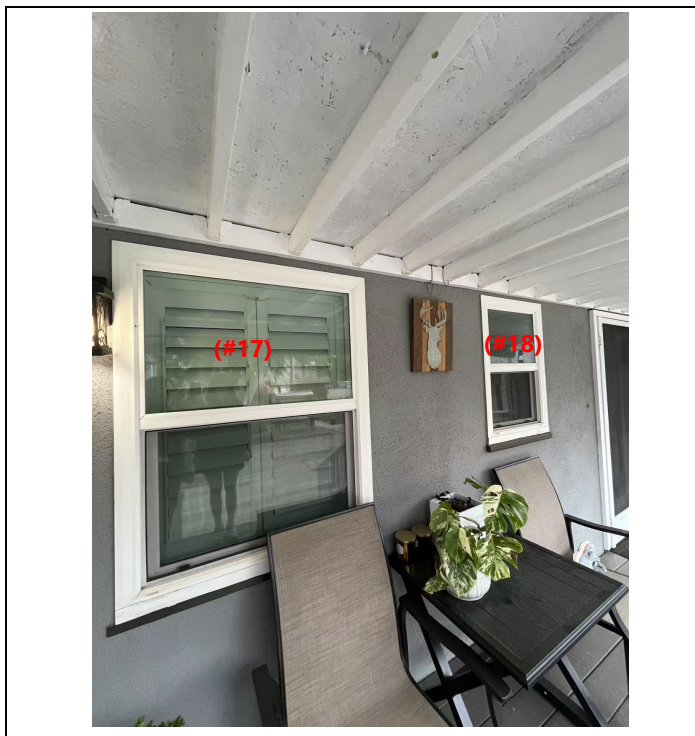
The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

West side windows of the main house dwelling.

Window Description: _____

(1) W 3'-3" x H 4'-0" Single Hung (#17)

(1) W 2'-3" x H 3'-3" Single Hung (#18)

WINDOW CONDITION

___ Excellent ___ Good ___ Fair ___ Poor x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood ___ Steel ___ Aluminum x Vinyl ___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.



Historic Preservation Application

WINDOW ASSESSMENT FORM

WINDOW LOCATION AND DESCRIPTION



Window Location: _____

West side windows of the main house dwelling.

Window Description: _____

(1) W 4'-3" x H 3'-8" Single Hung

(#19)

WINDOW CONDITION

___ Excellent

___ Good

___ Fair

___ Poor

x Deteriorated to point of being dangerous

WINDOW MATERIAL

___ Wood

___ Steel

___ Aluminum

x Vinyl

___ Other: _____

REASON FOR REPLACING WINDOW (Be as specific as possible, attach sheets if necessary)

The previous wood windows were infested by termites, and they were damaged. Therefore, the previous owner replaced the damaged windows with vinyl materials and wood covered with stucco decorative molding to match the previous windows' style. Also, the previous owner said she has already applied the application and paid for the city's fees for the replacement, so the windows should be legal.

Site Photographs

1515 Ganesha Place (MAJCOA-00360-2025)















City of Pomona

NOTICE OF PUBLIC HEARING

FOR THE POMONA HISTORIC PRESERVATION COMMISSION

This is not a citation (Esta no es una citación). Para Información en Español, llame (909) 620-2441.

The Historic Preservation Commission is holding a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project Location: 1515 Ganesha Place, APN: 8359-018-023

Project: MAJCOA-000360-2025. A request for a Major Certificate of Appropriateness to legalize twenty-four (24) unpermitted vinyl windows on the primary structure of a contributing resource within the Hacienda Park Historic District.

Applicant: Cassie Hau

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) and Section 15301, Class 1 (Existing Facilities) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and consists of minor alterations to the existing site.

The Historic Preservation Commission Public Hearing will be held in-person:

Meeting Date & Time: Wednesday, July 2, 2025 at 6:30 P.M.

Meeting Location: City Council Chambers, 505 South Garey Avenue, Pomona, California 91766

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

Project Planner: Alan Fortune, Associate Planner. Phone: (909) 620-2449 or Email: Alan.Fortune@pomonaca.gov

or visit the Planning Division at Pomona City Hall located at:

505 South Garey Avenue, Pomona, CA 91766

Monday – Thursday: 7:30 a.m. to 6:00 p.m.

Any interested individual may appear in person or by agent at the Historic Preservation Commission public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available on or about six days prior to the meeting date and time at the Planning Division counter, City Hall, 505 S. Garey Avenue and on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/calendar.aspx> or by emailing the project planner at the contact information listed above.

Para Información en Español, llame (909) 620-2441.

Written comments may be submitted to devservicescomments@pomonaca.gov by 5:30 P.M. the day of the hearing. Please title your email "HPC Public Comment 07-02-2025". Comments received via email will be made a part of the official record of the meeting.

If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: 6/16/2025

Signature: 

Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

505 SOUTH GAREY AVENUE, POMONA, CA 91766

T: 909.620.2191

WWW.POMONACA.GOV



The City of Pomona is noticing for a public hearing for a request of a Major Certificate of Appropriateness to legalize twenty-four (24) unpermitted vinyl windows on the primary structure of a contributing resource within the Hacienda Park Historic District. The Applicant is Cassie Hau. The address is 1515 Ganesha Place, 91766-0023. The City case file is MAJCOA-000360-2025. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) and Section 15301, Class 1 (Existing Facilities) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and consists of minor alterations to the existing site. The public hearing will take place at the regular meeting of the Historic Preservation Commission on Wednesday, **July 2, 2025 at 6:30 p.m.**, in-person at the City Council Chambers located at 505 S. Garey Avenue, Pomona CA 91766. The agenda will be posted on the website at least six days prior to the meeting date and time. Written comments may be submitted to DevServicesComments@pomonaca.gov, by 5:30 p.m. the day of the hearing. Please title your email "Historic Preservation Commission Public Comment **07-02-2025**." Please direct questions about this matter to Alan Fortune, Associate Planner at alan.fortune@pomonaca.gov or at (909) 620-2449. Please note that if you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing. Para Información en Español, llame (909) 620-2441.

Inland Valley Daily Bulletin
Published: 6/20/25

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

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 38 of 277

*Resource Name or #: (Assigned by Recorder) 1515 GANESHA

P1. Other Identifier:

*P2. Location: ☐ Not for Publication

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 1515 GANESHA _____ City: Riverside _____ Zip _____

d. UTM (Give more than one for large and/or linear resource) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: Contributing

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

This Minimal Traditional is a rectangular form with two front cross-gables. There are two original bump-out bay windows and one center picture window. Windows are single-paned double-hung. Front porch is simple covered entryway with iron supports. Front door and iron door knocker are original. Wall cladding is smooth stucco. Garage is detached, with modern roll-up door.

*P3b. Resource Attributes: (List attributes and codes)

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

P5b. Description of Photo:

(View, date, accession #)

*P6. Date Constructed: 1947

Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Riverside CA

*P8. Recorded by: (name, affiliation, and address)

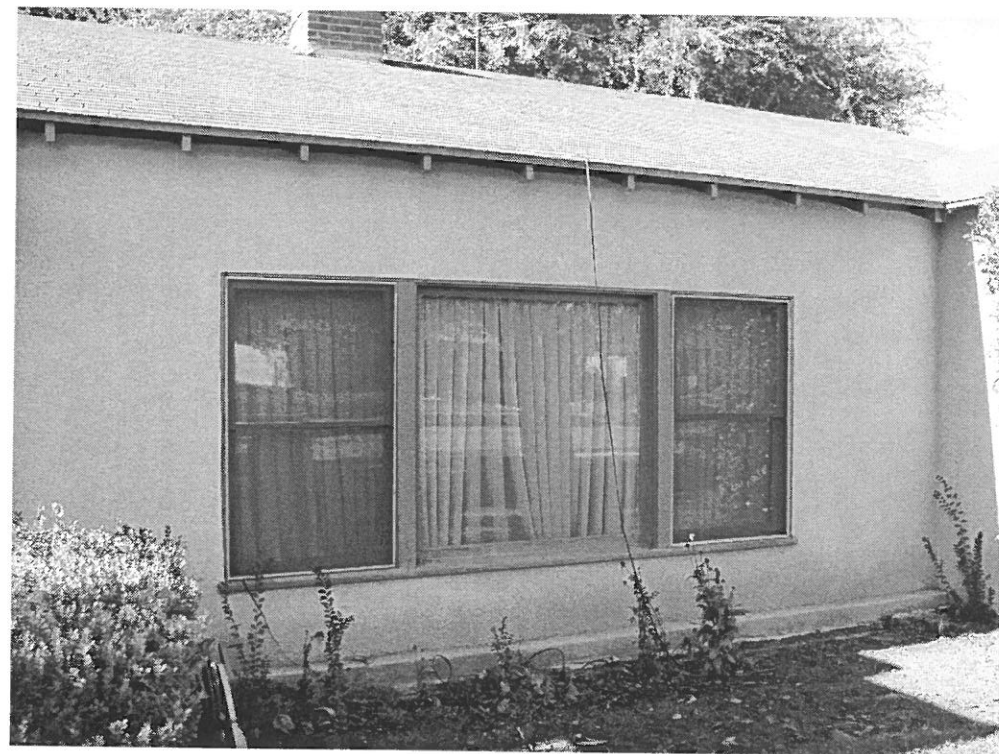
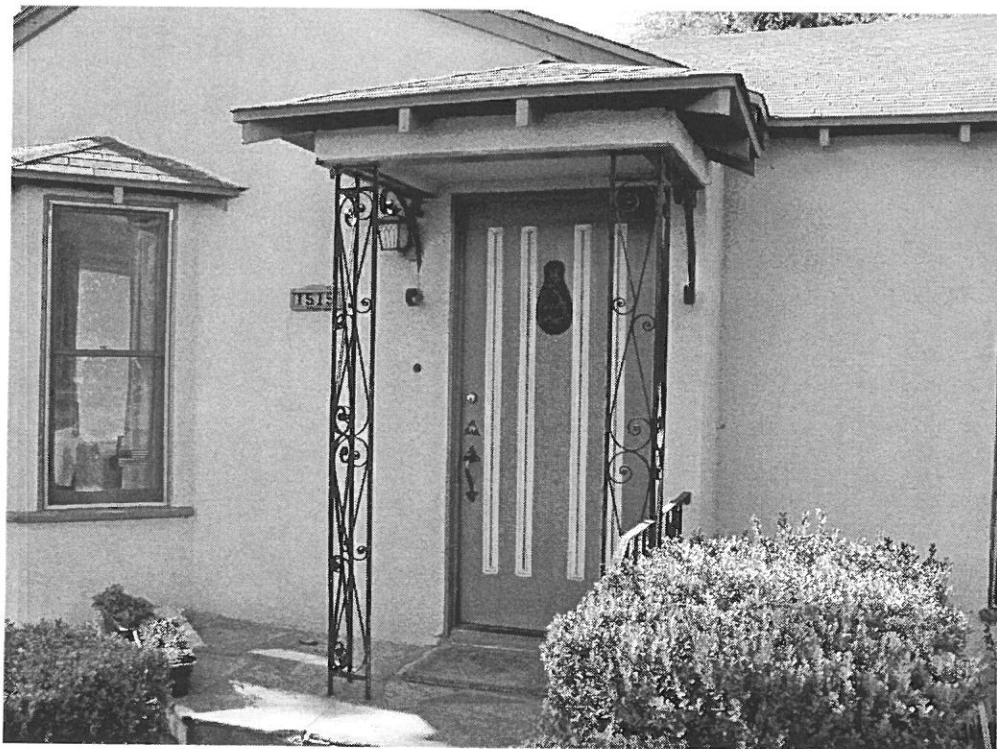
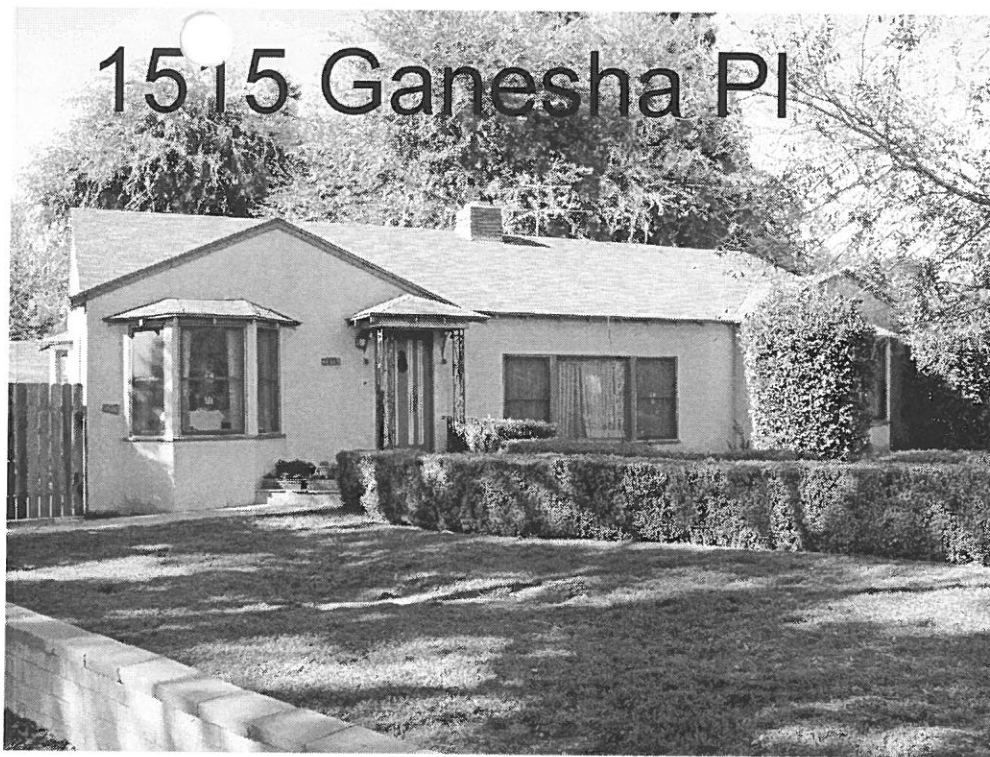
*P9. Date Recorded:

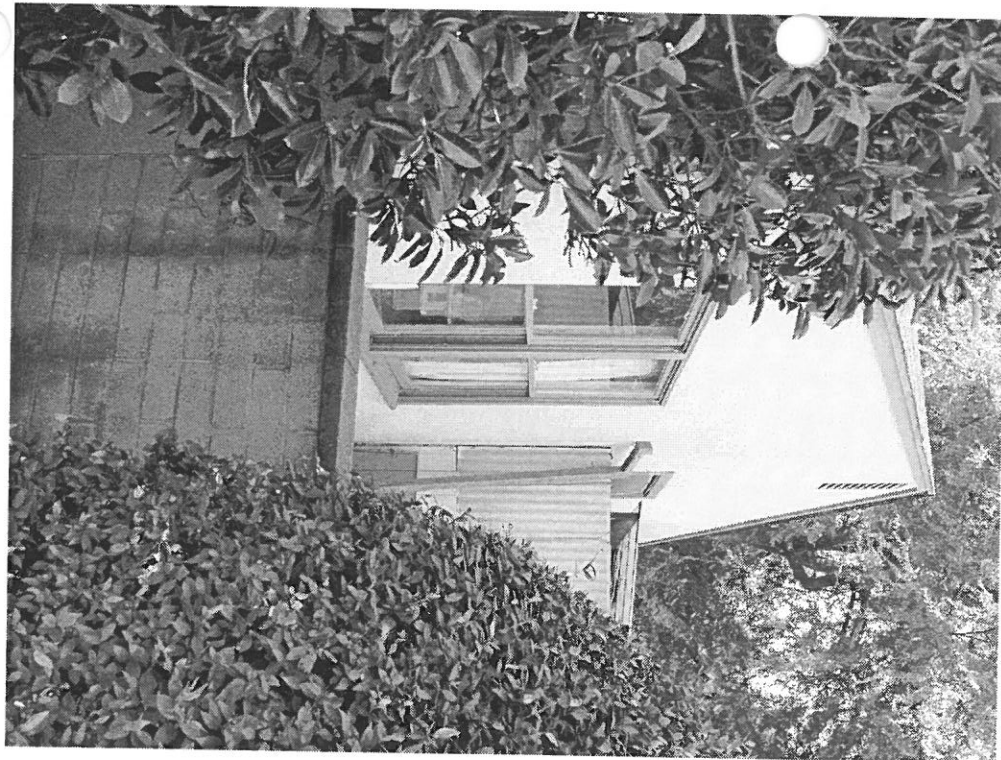
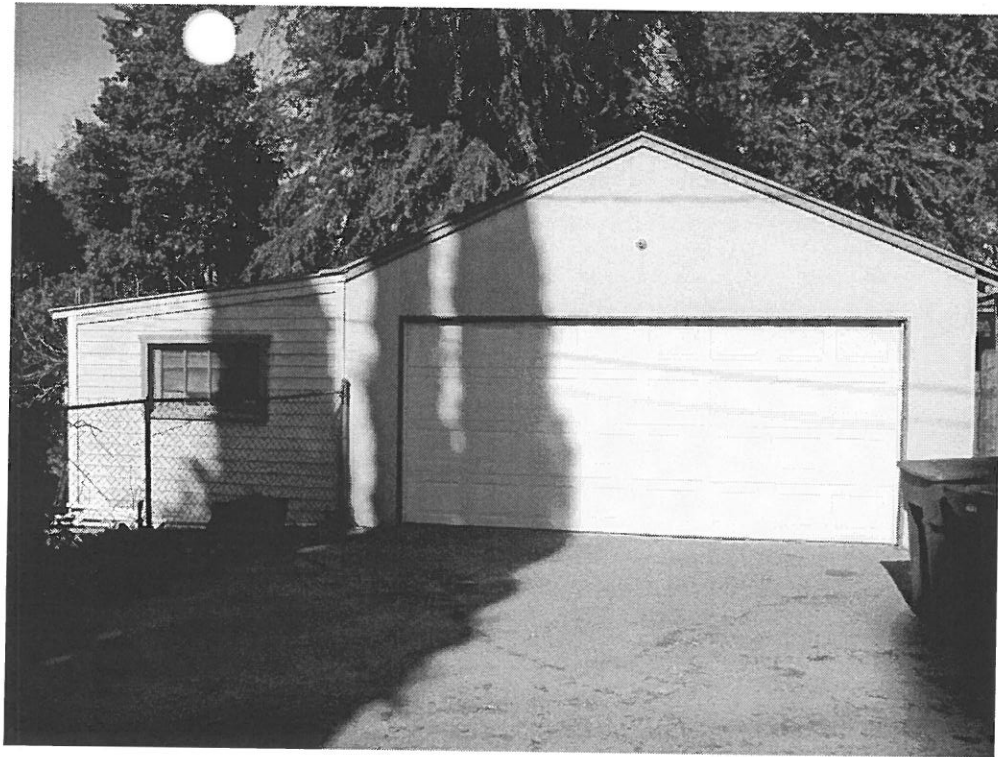
*P10. Survey Type: (Describe)

*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) _____

1515 Ganesha Pl







MID-CENTURY MODERN PERIOD

1940 - 1960S



The Mid-Century Modern period is one of great change in the architecture of California. It is also one that put California on the forefront of architecture in the country. As with the Pre-War period architecture took hold in California and spread to other parts of the country, rather than architecture spreading to California. Starting with Frank Lloyd Wright in 1920, some of the country's greatest architects came to California, which was booming, to practice architecture. R.M. Schindler, Richard Neutra, Lloyd Wright, John Lautner, Jock Peters, Cliff May, and William Krisel were all based in California.

Many of these styles represented what was unique to culture of California. The Googie style showcased Californian's love of the automobile and helped define the California "Car Culture". The California Ranch showcased the modern casual living that was California and expanded on the outdoor living that started with the Craftsman homes of the Pre-War period. Modernism impacted California and changed the way California developed.

USONIAN ARCHITECTURE

MINIMAL TRADITIONAL ARCHITECTURE

2-67

CALIFORNIA RANCH ARCHITECTURE

2-69

MID-CENTURY MODERN ARCHITECTURE

2-71

EARLY POST-WAR TRACT ARCHITECTURE

2-73

CORPORATE INTERNATIONAL ARCHITECTURE

GOOGIE



MINIMAL TRADITIONAL ARCHITECTURE

1930S-1950S



CHARACTER-DEFINING FEATURES

- Cross gable roof
- Front gable end
- Siding or brick were common exterior materials
- Small front porch
- Decorative details on windows, typically shutters

The Minimal Traditional style was a transitional style between the revival styles of the 1920s and 30s and the post-war tract homes. The Great Depression help spur the use of this style, since the Minimal traditional style is a compromised, more economical version of the various revival styles. The Minimal Traditional style reflected the traditional forms of other architectural styles without providing the decorative details of the original styles. This allowed the style to reference traditional styles without actually achieving them. Elements common to many styles, but belonging exclusively to none, are favored. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and wood are common. Roofs always lack the eaves or overhangs found on more assertive styles. Most examples are one or 1 ½ stories in height.

MASSING AND PLAN

- One story
- 1 ½ stories (the second story under the roofline) possible
- 2 story examples rare in California
- Buildings wide but not very deep
- Rectangular in plan

FACADES

- Asymmetrical with a front facing gable
- Variety of exterior materials
- Siding, brick and stucco common, combined in different areas

PAINT COLORS

- Light or white main body color
- Dark accent color

ROOFS

- Cross gable roof
- One front facing gable end
- Gable sometimes used instead of cross gable
- Eaves shallow
- Eaves either exposed or boxed

ARCHITECTURAL DETAILS

- Simple trim
- Shutters on front windows most decorative feature

DOORS AND WINDOWS

- Double-hung, multi-pane, wood frame windows
- Simple wood doors, may include glass panels

PORCHES

- Very small
- Covered with a low pitch shed roof

FENCES AND WALLS

- Simple wood fences
- Fences separate front yard from side and rear yards
- Separates formal public view and private space
- Not in front yard.

