

HPC RESOLUTION NO. 24-018

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000711-2024) TO RETROACTIVELY APPROVE THE REPLACEMENT OF HISTORIC WOOD WINDOWS WITH VINYL WINDOWS LOCATED AT 561 EAST MCKINLEY AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, 3 Bros Real Estate, LLC, submitted an application for Major Certificate of Appropriateness (MAJCOA-000711-2024) to retroactively approve the replacement of historic wood windows with vinyl windows located at 561 East McKinley Avenue;

WHEREAS, the subject property is a “contributing” structure located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council in 1998;

WHEREAS, the replacement of windows on a “contributing” structure 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 1925;

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 July 3, 2024 concerning the requested Major Certificate of Appropriateness (MAJCOA-000711-2024); 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 proposed replacement of historic wood windows with vinyl windows would adversely affect a character-defining feature of the home since vinyl is not an appropriate substitute material for historic wood window replacements. Therefore, the proposed project does not meet this finding.

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

The proposed replacement of historic wood windows with vinyl windows is not compatible to the Spanish Eclectic architectural style of the existing house since the architectural style would have had wood frame windows and vinyl is not an appropriate substitute material for historic wood window replacements. Therefore, the proposed project does not meet 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.*

As discussed in the staff report, the project does not meet items 2 and 7 of the design review standards and Standards 5 and 6 of the Secretary of the Interior's Standards. Therefore the proposed project does not meet 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 replacement of historic wood windows with vinyl windows is not consistent with the period because have had wood frame windows and vinyl is not an appropriate substitute material for historic wood window replacements. Therefore, the proposed project does not meet this finding.

SECTION 3. The Historic Preservation Commission hereby denies the Major Certificate of Appropriateness (MAJCOA-000711-2024) to retroactively approve the replacement of historic wood windows with vinyl windows.

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

APPROVED AND PASSED THIS 3rd DAY OF JULY, 2024.

JAMES KERCHEVAL
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

Geoffrey Starns, 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.