

THE CITY OF POMONA

Development Services Department



June 9, 2022

Lien Pham
406 E Alvarado St
Pomona, CA 91768

Subject: Notice of Decision for File No.(s) MINCOA-018158-2022

Dear Lien Pham,

The Planning Division has reviewed your Certificate of Appropriateness application to replace existing 21 wood window structures with like-for-like wood replacements. Upon review of the City's historic preservation ordinance and design guidelines your project has been **approved**. The attached decision letter provides the analysis and basis for the decision. There is a 20 day appeal period from the date of approval: Wednesday, June 29, 2022.

If you have any questions, please contact me at (909) 620-2435 or email me at irene.aceituno@pomonaca.gov.

Sincerely,

Irene Aceituno
Planning Technician

Attachment



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: **MINCOA-018158-2022**

A request for a Minor Certificate of Appropriateness for replacement of 20 wood window frames and structures with in-kind wood replacement on an existing Folk Victorian structure constructed in 1890 and located in the Lincoln Park Historic District.

ADDRESS: **406 E Alvarado Ave**

APPLICANT: Lien Pham

PROJECT PLANNER: Irene Aceituno, Planning Technician

DECISION: Approve File No(s). MINCOA-018158-2022.

The Planning Division has completed its review of MINCOA-018158-2022. The request has been **approved**. The approval is subject to the following conditions:

1. The approval shall be used in the manner requested and shall be in substantial conformity with the plans approved by the Planning Division on the date listed on this letter, in accordance with the revision and/or additional conditions specifically required in this approval.
2. The approval shall be valid for not more than one year from the date of Permit approval. The Planning Division may grant a time extension for one (1) year provided that a written request by the applicant is submitted to the Planning Division within thirty (30) days prior to the expiration date without a fee. If plans are submitted to the Building and Safety division within one year from the date of approval, the proposed action shall be considered active.
3. The applicant shall obtain any required permits from the Building & Safety Division and/or Department of Public Works.
4. In the event that the approved plans under this Minor Certificate of Appropriateness are inconsistent with the provisions of the California Code of Regulations, Title 24 and/or any other applicable uniform building codes, the applicable building codes shall prevail.
5. 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.
6. All project conditions shall be imprinted on the title sheet of the construction drawings (if



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required). The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.

7. 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.

8. 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)

9. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
10. The applicant shall obtain a building permit prior to any demolition or construction.
11. 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.
12. The proposed windows will match the existing windows in style and material as provided in the attached window assessment forms and the cut sheets provided by the manufacturer. The windows will be true divided light, wood frame windows.
13. The proposed windows shall use the existing trim. Any removal of window trim will be replaced with trim of the same material and style to match the existing trim.

BASIS FOR DECISION

Staff reviewed Pomona's Historic Preservation Ordinance (Section .5809-13), the 1999 Guidelines for Alterations to Pomona's Historic Properties, and Preserving Pomona – The Pomona Guide to Historic Preservation. In order to approve a Minor Certificate of Appropriateness the following findings must be made:

1. 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.



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2. The proposed change is compatible in architectural style with existing adjacent contributing structures in an historic district.
3. The proposed change is consistent with the architectural style of the building as specified in subsection 5 herein, Design Review.
4. The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.

Applicable Design Guideline Sections

Guide to Windows on Historic Buildings

ANALYSIS

Staff has reviewed the project and has determined that it meets the findings required in Section .5809-13(F)(6).

1. *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 removal of 21 wood, single pane window structures and replacement of redwood and pine window structures is a like-for-like replacement and will not negatively impact any significant historical or architectural style of the Folk Victorian structure. The 21 window structures to be removed and replaced are double-hung window types. Therefore, the proposed window project with like-for-like wood replacement will not adversely affect any architectural and historical aesthetic features of the Folk Victorian structure or the Lincoln Park Historic District in which the existing structure is located in.

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

The proposed project of replacing 21 wood, single pane window frames of the existing Folk Victorian structure for in-kind wood replacements is compatible in architectural style since the replacement material of wood is consistent with the original wood material, which will not be adversely modifying the architectural style. Therefore, the proposed change is compatible with adjacent contributing structures in the Lincoln Park Historic District.

3. *The proposed change is consistent with the architectural style of the building as specified in subsection 5 herein, Design Review.*

The proposed work of removing 21 wood window structures and replacing it with like-for-like wood material of pine is consistent with the structure's Folk Victorian architectural style because alterations are in-kind.



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

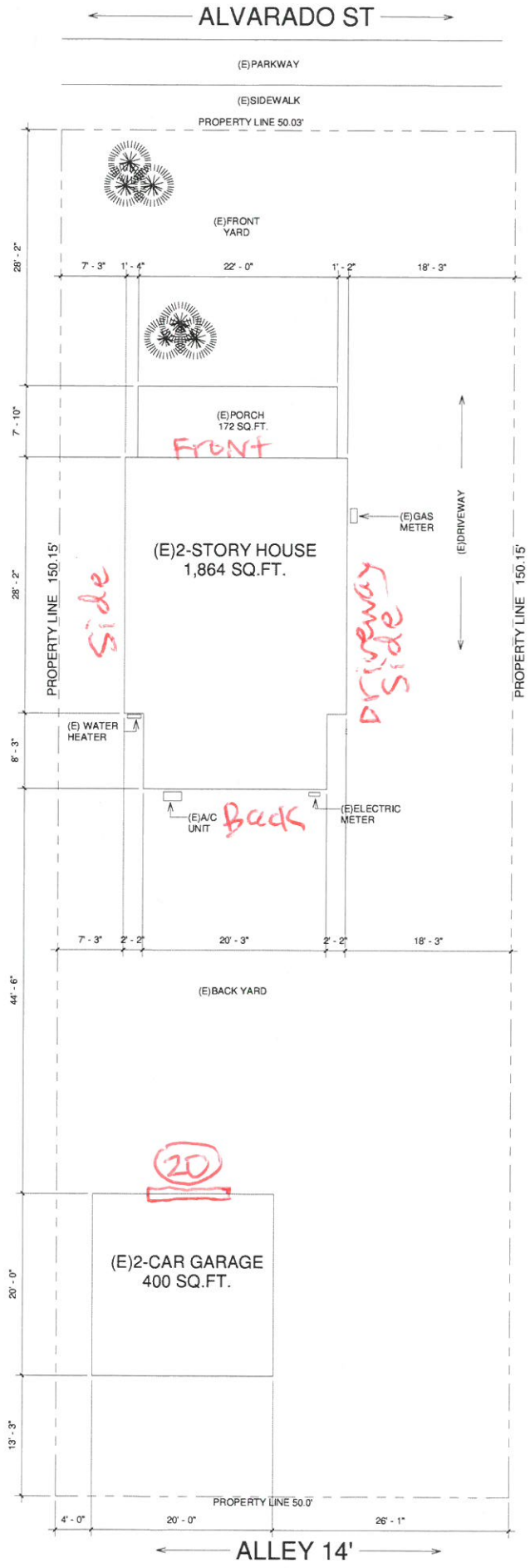
The replacement of the wood window structures is an appropriate replacement material as the original is wood. Therefore, the proposed materials, decorative features, and details are consistent with the late 1800s period and compatible with adjacent structures located in the Lincoln Park Historic District.

APPEALS

This decision will become final on Thursday, June 30, 2022, unless an appeal is filed with the Planning Division by this date. The applicant or any member of the public may file an appeal. There is no cost to file an appeal for a Minor Certificate of Appropriateness. Appeals may be filed with the contact listed in this letter.

Sincerely,

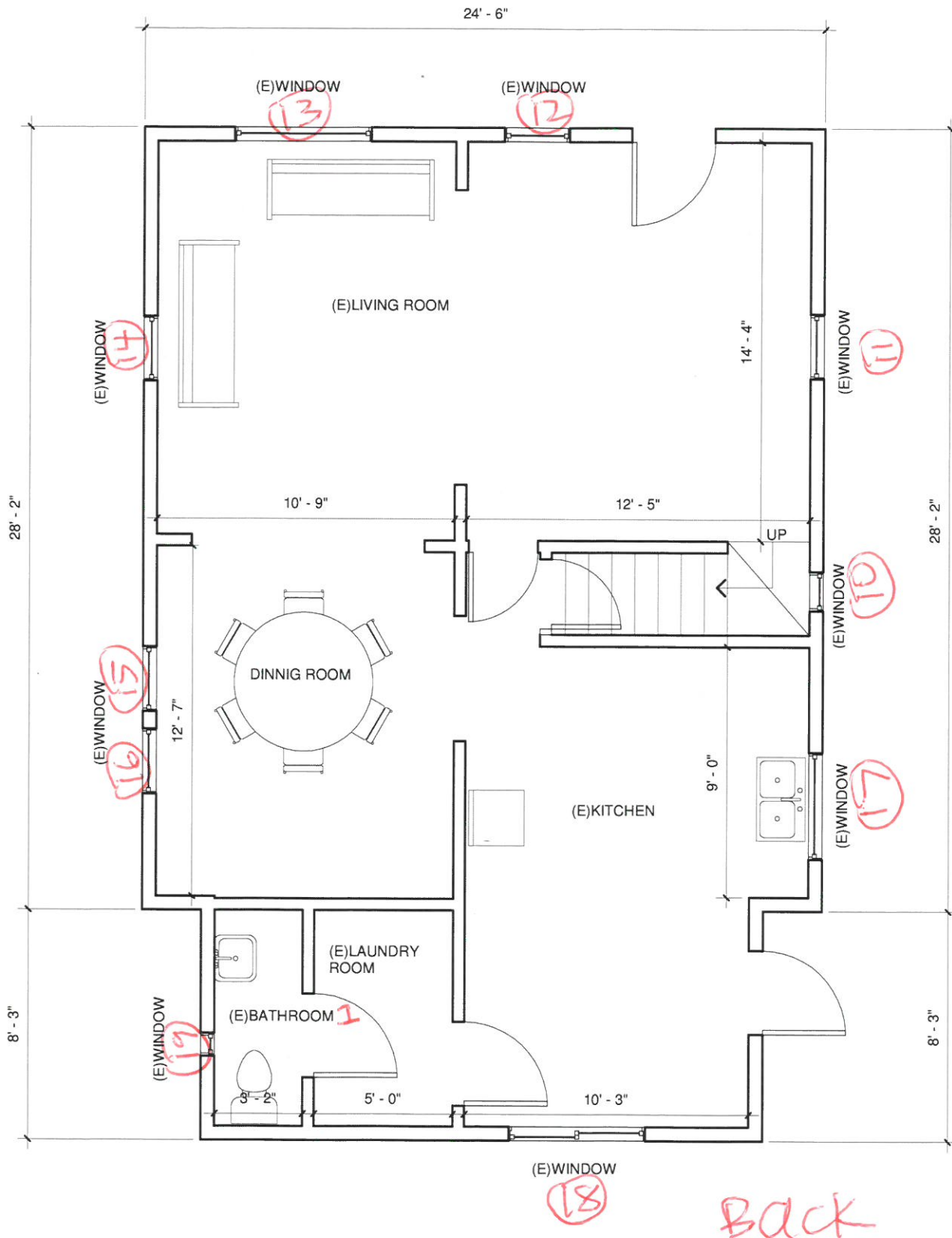
Geoffrey Starns, AICP, LEED AP BD+C
Historic Preservation Supervisor



FRONT

side

Driveway side

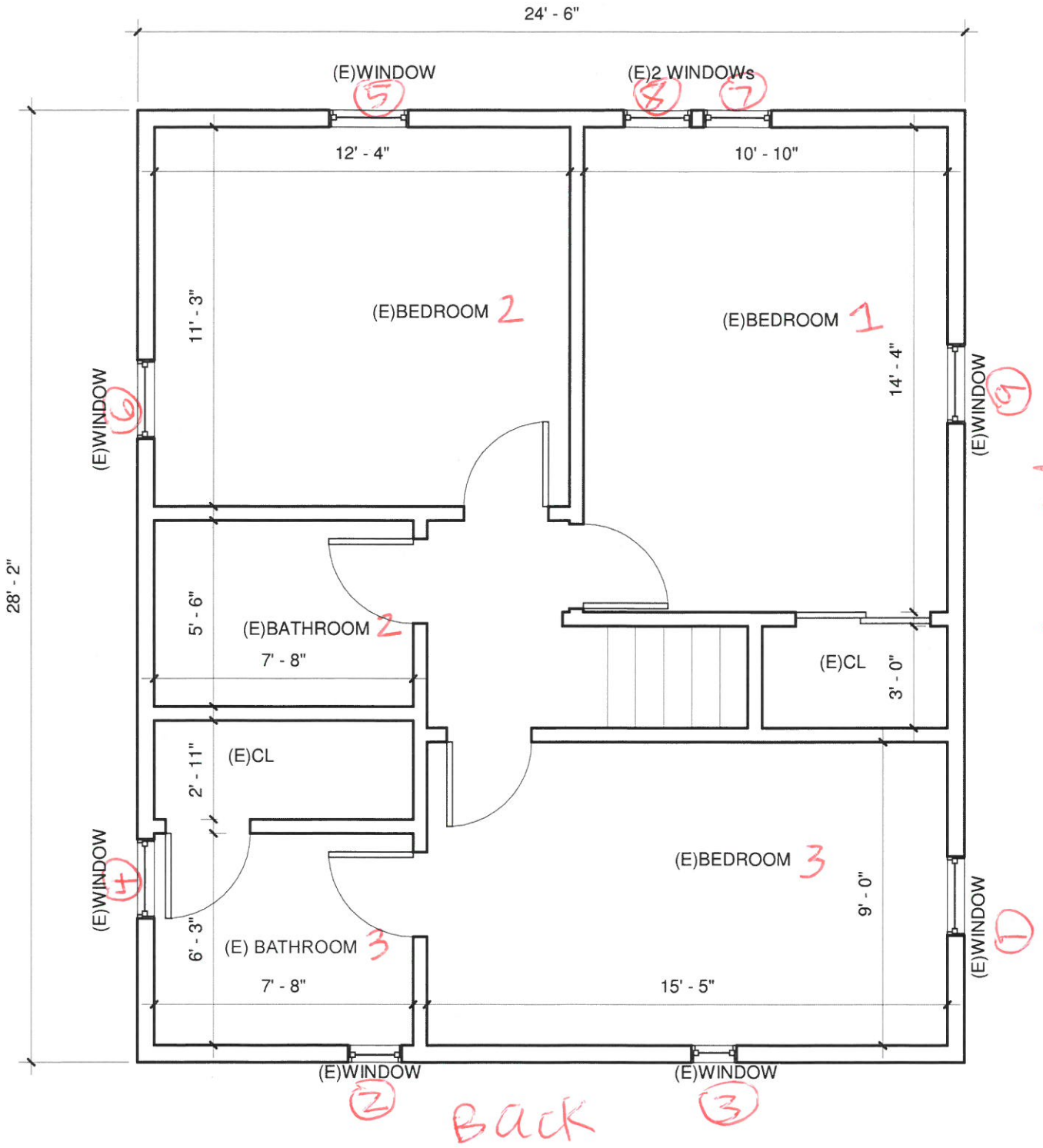


EXISTING FIRST FLOOR

FRONT

side

Driveway side



EXISTING SECOND FLOOR



Specs

Manufacture	Morfin's Wood Windows & Doors, Inc.	
Types of Units	Double Hung (with Lugs)	
Material	Wood	
Species (Frame)	Douglass Fir	
Frame Thickness	4-1/8"	
Species (Sash)	Pine	
Stops	Bevel (match original)	
Sticking	Ogee (match original)	
Sash Thickness	1-3/8"	
Species (Sill)	Redwood	
Glass	1/8" clear tempered	