

HPC RESOLUTION NO. 2022-013

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA UPHOLDING THE DECISION OF PLANNING STAFF TO APPROVE MINOR CERTIFICATE OF APPROPRIATENESS (MINCOA 18158-2022) REQUESTING THE IN-KIND REPLACEMENT OF TWENTY (20) ORIGINAL DOUBLE-HUNG WOOD WINDOWS AT 460 E. ALVARADO STREET IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, Lien Pham, submitted an application for Minor Certificate of Appropriateness (MINCOA 18158-2022) to allow for the in-kind replacement of twenty (20) original double-hung wood windows at the property located at 460 E. Alvarado Street;

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

WHEREAS, the in-kind replacement of twenty (20) original double-hung wood windows requires Planning Staff to approve a Minor Certificate of Appropriateness prior to the in-kind replacement of original windows;

WHEREAS, the twenty (20) double-hung wood windows were designed to match the existing windows, keeping the character and details appropriate to the Folk Victorian architectural style;

WHEREAS, the Planning Staff determined that the project does meet findings as described in Section .5809-13.F.6 of the Pomona Zoning Ordinance to approve a Minor Certificate of Appropriateness;

WHEREAS, Historic Preservation Commission submitted a letter to call for review the decision of Planning Staff to approve the request for the in-kind replacement of twenty (20) original windows;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on August 3, 2022 concerning the appeal of Minor Certificate of Appropriateness (MINCOA 18158-2022); 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 is ministerial, so the project is exempt under Section 15268. The project is also covered by the general rule exemption pursuant to Section 15061(b)(3), which applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project is also covered by CEQA under Section 15331, Class 31 - Historical Resource Restoration/Rehabilitation Activities and Section 15301, Class 1 (Existing Facilities). Therefore, no further environmental review is required.

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:

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 in-kind replacement of twenty (20) double-hung wood window structures will not negatively impact any significant historical or architectural style of the contributing Folk Victorian structure. Decorative details of the trim and molding of the windows have been preserved and retained and the windows were designed to match the existing windows, thereby keep the architectural character. Therefore, the proposed window installation project with in-kind wood replacement will not adversely affect any architectural and historical aesthetic features of the contributing 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 the in-kind replacement of twenty (20) double-hung wood windows of the contributing structure is compatible with the Folk Victorian architectural style as the replacement material of wood is consistent with the original wood material the windows were designed to match the existing windows, thereby keep the architectural character. This project will not adversely modify the architectural style as the exterior molding and window trim has been conserved and remains intact. Therefore, the proposed change is compatible with adjacent contributing resources 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.*

As discussed in the staff report, the proposed project of in-kind replacement of twenty (20) double-hung wood window structures is consistent with the Folk Victorian architectural style of the contributing resource as proposed window replacements are preserving the

decorative trim and fenestration of the structure. Therefore, the proposed like-for-like replacement of the wood windows is consistent.

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 in-kind replacement of twenty (20) double-hung wood window is an appropriate replacement material as the original material is wood and the windows were designed to match the existing windows, thereby keep the architectural character.. Moreover, the decorative features of the trims has been maintained and remains intact. Therefore, the proposed materials, decorative features, and details are consistent with the late 1800s period and compatible with adjacent contributing resources located within the Lincoln Park Historic District.

SECTION 3. The Historic Preservation Commission hereby upholds the decision of Planning Staff to approve Minor Certificate of Appropriateness (MINCOA-18158-2022) requesting the in-kind replacement of twenty (20) original windows, subject to conditions listed in the decision letter issued June 09, 2022.

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 AUGUST, 2022.

JENNIFER WILLIAMS
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, LEED AP BD+C
HISTORIC PRESERVATION COMMISSION
SECRETARY

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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.