

**DRAFT HPC RESOLUTION NO. 23-008**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-020613-2022) FOR A NEW 228 SQUARE FOOT ADDITION TO THE EXISTING DETACHED GARAGE AND FOR THE REMOVAL OF A DISEASED CITRUS TREE AT THE REAR OF A CONTRIBUTING RESOURCE LOCATED AT 355 CHESTER PLACE IN THE WILTON HEIGHTS HISTORIC DISTRICT (APN 8340-011-005).**

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

**WHEREAS**, the applicants, Omar and Nayeli Barbosa, have submitted an application for a Major Certificate of Appropriateness (MAJCOA-020613-2023) for a new 228 square foot addition to the existing detached garage and for the removal of a diseased Citrus Tree at the rear of a contributing resource located at 355 Chester Place;

**WHEREAS**, the residential structure at the site was originally constructed in 1921 in the Craftsman Bungalow style of architecture;

**WHEREAS**, the subject property is a contributing resource to the Wilton Heights Historic District, which was designated as a historic district by the Pomona City Council on August 2, 1999;

**WHEREAS**, any new or proposed accessory dwelling unit consisting of a project with additions on a contributing resource 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 tree proposed for removal is a Citrus Tree and exceeds the minimum protection size threshold for its species;

**WHEREAS**, the tree proposed for removal was observed by Staff to be diseased or dying,

**WHEREAS**, a Certificate of Appropriateness shall be obtained prior to removal of any dead or diseased character-defining landscaping within historic districts and historic sites throughout the City that are not likely to recover and/or have the potential to infect other nearby trees,

**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 for an accessory dwelling unit consisting of a project with additions 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 June 7, 2023, concerning the requested Major Certificate of Appropriateness (MAJCOA-020613-2023); 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 California Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 1 (Existing Facilities), Section 15301(e)(1); and Class 31 (Historic Resource Restoration/Rehabilitation), Section 15331 in that the project is a minor alteration to an existing structure that is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and will not cause a substantial adverse change in the significance of a historical resource.

**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 addition will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the Wilton Heights Historic District in that the accessory dwelling unit will include features and materials that are consistent with the architecture of the existing home. The architectural style of the accessory dwelling unit is consistent with the Craftsman Bungalow architectural style. The tree proposed for removal is diseased and will be replaced to not adversely affect the concerned property or the historic district.

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

The expansion of a detached garage will have architectural features that will match or are similar to that of the primary home. The structure will remain a detached single story structure. The entire exterior will be composed of either horizontal wood or hardy-board lap siding and will have a matching exposure; new roofing will be of like material and any required venting will be low profile; windows will be of wood material and single-hung or

double-hung styles, similar to the primary home; there will be a tapered wood column atop a tapered stone veneer clad base to match the appearance of the columns on the primary home; the eave overhang will have exposed rafter beams to match; the addition to the structure will have a 5:12 roof pitch, similar to that of the primary home. The proposed work is consistent in building mass and space, roof shape, scale and distinctive facades of the structure. The street facing façade of the garage will be re-sided to match the other facades of the structure and the primary home however the 7:12 roof pitch of the existing structure will remain as was originally constructed. The garage door facing the street will be filled in and replaced with a faux garage door to retain the appearance as a garage. Chester Place has a wide range of Bungalow architecture and the proposed change is compatible in architectural style with the existing adjacent contributing structures in the historic district.

- 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.*

The proposed project is consistent with the architectural style of the main building as specified in Section .5809-13.F.5 of the Zoning Ordinance. The addition includes a new roof, which will have matching composition shingles and consists of new siding consistent with the existing siding of the primary home. Among other features from the primary home include incorporating an entrance column of similar Craftsman style. The structure will have a similar roof pitch and have exposed rafter beams, which are character defining features of this Craftsman Bungalow style home.

- 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 addition will be sided with either wood, a material that would have been original to the house, or hardy-board lap siding, which when painted looks like wood. The massing and fenestration will be consistent with the existing residence in terms proportion of windows and doors, materials and style, and exterior facade. The project is compatible with adjacent structures and will not negatively impact the architectural style of the adjacent structures

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 20613-2023) for a new 228 square foot addition to the existing detached garage and for the removal of a diseased citrus tree at the rear of a contributing resource within the Wilton Heights Historic District with the following conditions:

1. Time Limits. The Certificate of Appropriateness shall become void twelve (12) months from the date of approval (June 7, 2024) 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. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.
6. 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.
7. 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)

8. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
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. If new roof venting is required, the vents in a gable roof end shall match the vents in the existing hipped roof and any required ridgeline vents shall be low profile vents to minimize the visual impact.

11. The roof of the addition must have the same roof pitch and have the same roofing material.
12. Eave overhangs shall match the dimensions of the existing structure. The addition must have exposed rafter tails to be consistent with the features on the existing structure.
13. All new clapboard siding on the proposed addition shall be either wood, a material that would have been original to the house, or hardy-board painted to look like wood.
14. New exterior siding must have a matching exposure (3 inch) to the existing structure and corner detailing of the original building.
15. Windows shall be shall be wooden and be of the same style (single-hung, picture, etc.) consistent with the windows of the existing structure. Plans must indicate such prior to the issuance of a Building permit.
16. All windows and exterior doors shall have a recessed opening to match existing.
17. Any changes to the paint color(s) approved as part of this project shall be selected from a period appropriate palette and shall require approval of the Planning Division.
18. The applicant shall obtain a building permit prior to any demolition or construction.
19. All ground and roof-mounted mechanical 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.
20. The diseased Citrus Tree must be replaced using the objective Replacement Methodology at either a 1:1 replacement ratio if the tree is replaced with the same species, a tree on the Preferred Tree List, or a tree similar in height and canopy size to the trees on the Preferred Tree List; or a 2:1 replacement ratio if the tree is replaced with a different tree type.

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

**APPROVED AND PASSED THIS 7<sup>th</sup> DAY OF JUNE 2023.**

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CHARA SWODECK  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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GEOFFREY STARNES, AICP, LEED AP BD + C  
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.