

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-8223-2017) TO ALLOW THE DEMOLITION OF AN EXISTING 200 SQAURE FOOT GARAGE AS WELL AS THE CONSTRUCTION OF A NEW 504 SQUARE FOOT GARAGE AND A 510 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1207 WISCONSIN STREET.

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

WHEREAS, the subject property located within the Wilton Heights Historic District, which was designated as a historic district by the Pomona City Council in 1999;

WHEREAS, the subject property is identified as contributing to the Wilton Heights Historic District;

WHEREAS, the applicant, Gerardo Gomez, submitted an application for Major Certificate of Appropriateness (MAJCOA-8223-2017) to allow the demolition of an existing 200 square foot garage as well as the construction of a new 504 square foot garage and a 510 square foot addition to an existing single-family residence located at 1207 Wisconsin Street.

WHEREAS, construction of room additions to main buildings and new structures within a designated historic district require the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the single-family residence at the site was built in the Craftsman style of architecture;

WHEREAS, the addition and detached garage will have architectural features consistent with the Craftsman architectural style of the existing single-family residence;

WHEREAS, the addition and detached garage are located in the rear portion of the subject property;

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 April 4, 2018 concerning the requested Major Certificate of Appropriateness (MAJCOA-8223-2017); 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 3 (New Construction or Conversion of Small Structures), Section 15303 Categorical Exemption per Section 15303 (e) that consists of construction of accessory structures including garages, carports, patios, swimming pools, and fences.

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 addition and detached garage 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 in that the addition and detached will be located to the rear of the residence and not visible from the street. The architectural style of the addition and detached garage is consistent with the Craftsman architectural style of the existing single-family residence.

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

The architectural details of the proposed addition and detached garage shall include decorative river rock, decorative vertical slats, wood sash and double hung windows, exposed rafters and overhanging eaves which are compatible with the Craftsman architectural style of the existing single-family residence. This style is compatible with the existing adjacent contributing structures in the Wilton Heights Historic District in that the neighboring contributing structures were built in architectural styles common to the early 20th century.

- 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 addition and detached garage are consistent with the architectural style of the main building as specified in Section .5809-13(F)(6) of the Zoning Ordinance. The architectural details of the proposed addition and detached garage shall include decorative river rock, decorative vertical slats, wood sash and double hung windows,

exposed rafters and overhanging eaves which are compatible with the Craftsman architectural style of the existing single-family residence.

- 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 style of the proposed addition and detached garage will match the historic architectural style of the existing single-family residence in terms of roof shape and architectural details. The proposed project is consistent with the Craftsman architectural style of the existing single-family residence in that the addition and detached garage incorporate architectural details such as decorative river rock, decorative vertical slats, wood sash and double hung windows, exposed rafters and overhanging eaves. The roof shape and orientation of the addition is consistent with other historic structures in the neighborhood and will not negatively impact the architectural style of the home.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-8223-2017) for construction of a room addition and detached garage with the following conditions:

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the plans approved by the Historic Preservation Commission on April 4, 2018, in accordance with the revisions and/or additional conditions specifically required in this resolution of approval.
2. This approval shall lapse and become void if the privileged authorized are not utilized through some form of construction pursuant to issuance of a building permit within twelve (12) months from the date of approval (April 4, 2019).
3. The applicant shall include copies of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to plan check submittal.
4. 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.

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

APPROVED AND PASSED THIS 4TH DAY OF APRIL, 2018.

JIM GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

EMILY STADNICKI
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.

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