

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10094-2018) TO ALLOW THE CONSTRUCTION OF A 480 SQUARE FOOT REAR ADDITION ON AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 112 E. JEFFERSON AVENUE (APN 8339-024-009) IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, Jose Serrano, submitted an application for Major Certificate of Appropriateness (MAJCOA 10094-2018) to allow for the construction of a 480 square foot rear addition to an existing single family residence located at 112 E. Jefferson 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, 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 residential structure at the site was built in the early 20th century Craftsman Bungalow style of architecture;

WHEREAS, the addition will have architectural features consistent with the early 20th century Craftsman Bungalow architectural style of the existing residence;

WHEREAS, the addition is located in the rear portion of the subject property and will not be visible from the public right-of-way;

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 January 16, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 10094-2018); 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 1 (Existing Facilities), Section 15301 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 addition 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 as the addition will be attached to the rear of the residence and not be visible from the public right-of-way. Furthermore, the architectural style of the addition is consistent with the early 20th century Craftsman Bungalow architectural style of the existing residence.

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

The proposed addition is compatible in architectural style with the existing adjacent contributing structures in the Lincoln Park Historic District as the neighboring contributing structures were built in architectural styles common to the early 20th century. The addition will have a pitched open gabled roof with overhanging eaves and exposed rafters. The proposed exterior siding will consist of wood siding and be painted to match the existing residence.

- 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 is consistent with the architectural style of the main residence as specified in Section .5809-13.F.5 of the Zoning Ordinance. The addition will have a pitched gabled roof with overhanging eaves and exposed rafters to match the existing residence. The proposed exterior siding will consist of wood siding and be painted to match the main 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 will match the historic architectural style of the residence in terms of roof shape and architectural details. The proposed project is consistent with the early 20th century Craftsman Bungalow architectural style of the main residence in that the addition will be consistent with the significant architectural features of the main building. 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 10094-2018) for construction of a 480 square foot addition 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 January 16, 2019, 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 has not commenced within four (4) years from the date of approval (January 16, 2023).
3. Within four (4) years from the date of approval, plans shall be submitted into the Building and Safety Division for plan check review for the proposed addition.
4. 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.
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.

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

APPROVED AND PASSED THIS 16TH DAY OF JANUARY, 2019.

DEBRA MARTIN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP
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.