

**HPC RESOLUTION NO. 19-XXX**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011076-2018) TO ALLOW A 509 SQUARE FOOT ADDITION TO A CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 435 TEXAS STREET IN THE WILTON HEIGHTS HISTORIC DISTRICT.**

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

**WHEREAS**, the subject property is a contributing structure, located within the Wilton Heights Historic District, which was designated as a historic district by the Pomona City Council on August 2, 1999 (APN: 8340-015-003);

**WHEREAS**, the applicant/owner, Anzhela Ghazaryan, has submitted a Major Certificate of Appropriateness (MAJCOA 011076-2018) to approve 509 sq. feet of addition to an existing residence located at 435 Texas Street;

**WHEREAS**, addition to primary building 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 proposed addition is located at the rear 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 for major alterations on a property 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 March 6, 2019, concerning the requested Major Certificate of Appropriateness (MAJCOA 011076-2018); 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 for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301 (e)(2). The proposed project meets the exemption requirement as the proposed addition will not exceed 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

**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.*

Approving the 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 because the architectural style of the proposed addition is consistent with the architectural style of the existing residence. The roof of the new addition will incorporate cross gabled roof, while using the same material, composite shingles. New siding will match existing siding, proposed new windows and doors and architectural details of the home, as conditioned, will be consistent in proportion, operation, material, and detailing with those found on the existing residence.

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

The proposed work is consistent in material, architectural style, and color to the existing residence and therefore will not detract from the adjacent contributing structures in the Wilton Heights Historic District. The project will remain a single story property and remain the same existing height. The exterior of the home will maintain its exterior siding; new roof will be of same material, and windows and doors will be of same proportion and material as the existing home. Architectural details such as rafters and venting will be consistent throughout. Moreover, the addition will be constructed at the rear of the property and hidden from public street view.

- 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, as conditioned, 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 meets the minimum pitch requirement of 3:12 and also consists of new siding complementary to the existing siding. In addition, the windows and doors are conditioned to be compatible in proportion and installed with the same material and detailing as the existing double hung windows and doors. Exposed rafters underneath the eaves of roof and venting are also conditioned to maintain the architectural style of the building.

- 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, as conditioned, will match the existing residence in terms of roof shape, architectural details, material and proportion of windows and doors, and exterior facade. The project is compatible with adjacent structures and will not negatively impact the architectural style of the adjacent structures.

- e. In case of demolition, the applicant must show that demolition of the subject structure(s) will not adversely affect a cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

There is no demolition of structures associated with the proposed project.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 011076-2018) for a 509 square foot addition to an existing single family residence, 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 March 6, 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 is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within four (4) years from the date of approval (March 6, 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 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.
6. The windows shall be installed with similar material and proportion as existing window, which are double-hung wood sash windows with wood casing and sills. Any new doors or replacement of existing doors shall be installed with similar material and remain in proportion to the existing building. The applicant shall submit a revised window and door schedule to the Planning Division prior to the issuance of building permits.

7. Prior to the issuance of building permits, applicant shall submit window specifications and trim details demonstrating that all proposed windows are consistent with the original windows on the residence, to be reviewed and approved by the Development Services Manager.
8. New exterior siding shall be consistent in style and appearance with the existing structure.
9. The addition shall maintain the rhythmic architectural detail of the existing structure by including exposed rafters underneath the roof eaves.
10. Vents on the new construction shall be compatible with the venting in the existing structure.

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

**APPROVED AND PASSED THIS 6TH DAY OF MARCH, 2019.**

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DEBRA MARTIN  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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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 California Code of Civil Procedure 1094.6.