

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 770-2018) TO ALLOW THE CONSTRUCTION OF A 200 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING LOCATED AT 239 MONROE AVENUE (APN: 8339-018-012) IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, Michele Ritchie, submitted an application for Major Certificate of Appropriateness (MAJCOA 770-2015) to allow for the construction of a 200 square foot addition to an existing single family dwelling located at 239 Monroe Avenue;

WHEREAS, the subject property is identified in the Historic Resources Survey as a “contributing with modifications” structure, and is identified as contributing to 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 Period Revival style of architecture;

WHEREAS, the addition will have architectural features consistent with the early 20th century Period Revival architectural style of the existing dwelling;

WHEREAS, the addition is located in the central west 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 March 6, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 770-2015); 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 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 is not visible from the public right-of-way. Furthermore, the architectural style of the addition is consistent with the early 20th century Period Revival architectural style of the existing dwelling.

- 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 is a shed dormer with an overhanging eave. The dormer matches the exterior of the dwelling and consists of clad stucco, composition shingles, and aluminum windows.

- 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 dwelling as specified in Section .5809-13.F.5 of the Zoning Ordinance. The addition is consistent with the existing colors, materials, and architectural style of the dwelling and consists of clad stucco, composition shingles, and aluminum windows.

- 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 dwelling in terms of roof shape and architectural details. The proposed project is consistent with the early 20th century Period Revival architectural style of the existing dwelling. 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 770-2015) 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 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 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 (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 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 6TH DAY OF MARCH, 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.