

HPC RESOLUTION NO. XX-XXX

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 5107-2016) TO LEGALIZE THE INSTALLATION OF NINE (9) VINYL WINDOWS WITH SHUTTERS, NEW VINYL FRENCH DOORS, NEW EXTERIOR LIGHTING FIXTURES, A NEW TRELLIS AND BLOCK RAILING, AND A NEW BLOCK WALL ON AN EXISTING NONCONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 402 RANDOLPH STREET (APN: 8340-012-031) IN THE WILTON HEIGHTS HISTORIC DISTRICT

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

WHEREAS, the applicant, Leon R. Mays, has submitted a Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, a new block wall, and new front yard vinyl fencing on a single family residence located at 402 Randolph Street;

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

WHEREAS, the exterior alterations that noticeably alter the aesthetic value 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 residential structure at the site was originally constructed in the Craftsman Bungalow style of architecture;

WHEREAS, the current exterior alterations were installed without a Major Certificate of Appropriateness by the owner;

WHEREAS, the current exterior alterations, as conditioned, will not significantly alter the special character or aesthetic value of the district;

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 to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall 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 July 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 5107-2016); 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 in that the project involves minor alterations of an existing private structure.

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 legalization of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall, as conditioned, will not adversely affect any significant historical, cultural, architectural, or aesthetic features of historic district in which the subject property is located in that the exterior alterations have not replaced defining characteristics of the original architectural style. Furthermore, the subject property is a noncontributing structure within the district.

As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape is maintained and will require the street-facing block wall to add a layer of stucco to match the color and texture of the home.

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

The exterior alterations are compatible with the existing adjacent contributing structures in the Wilton Heights Historic District in that the alterations continue the use of similar exterior siding materials and introduce detailed characteristics of a Craftsman Bungalow such as wooden trims and sills around window openings which is common to the style and similar to that of neighboring structures.

- 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 exterior alterations, as conditioned, are consistent with the architectural style of the residence and will not damage the special character of the historic district and will maintain the historical rhythm of the façade. As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape

is maintained and will require the street-facing block wall to add a layer of stucco to match the color and texture of the 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 current exterior alterations, as conditioned, will be more compatible with the homes in the adjacent structures through the addition of proportionally similar sized windows that are character defining of Craftsman Bungalows.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall with the following conditions:

1. This approval shall lapse and become void if the privileges authorized are not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within (6) six months from the date of approval (July 3, 2019).
2. The current four-foot tall vinyl spaced picket fencing enclosing the front yard is to be removed.
3. The current street-facing block wall is to be covered with stucco to match the exterior material of the home.
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 3rd DAY OF July, 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.