

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 13258-2020) TO CONSTRUCT A 391 S.F. FIRST FLOOR ADDITION CONSISTING OF A NEW FAMILY ROOM, LAUNDRY ROOM AND ONE BATHROOM, AND A SECOND STORY 70 S.F. BATHROOM AND 74 S.F. SECOND STORY BALCONY TO AN EXISTING CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 420 E. ALVARADO STREET IN THE LINCOLN PARK HISTORIC DISTRICT (APN 8337-004-009).

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

WHEREAS, the applicant, Kevin Lee, has submitted a Major Certificate of Appropriateness (MAJCOA 13258-2020) to construct a 391 s.f. first floor addition consisting of a new family room, laundry room and one bathroom, and a second story 70 s.f. bathroom and 74 s.f. second story balcony to a single family residence located at 420 E. Alvarado Street;

WHEREAS, the subject property is a contributing structure to the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998;

WHEREAS, the exterior alterations that have the potential to 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 1911 in the Craftsman style of architecture;

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 construct a 391 s.f. first floor addition consisting of a new family room, laundry room and one bathroom, and a second story 70 s.f. bathroom and 74 s.f. second story balcony 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 February 3, 2021, concerning the requested Major Certificate of Appropriateness (MAJCOA 13258-2020); 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(e)(1) in that the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition and will not cause a substantial adverse change in the significance of a historical resource.

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 historic district in that the addition will include features and materials that are consistent with the existing. The architectural style of the addition is consistent with the Craftsman architecture.

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

The project will remain a single story and the exterior will be out of hardie board siding; new roofing will be of same material, and windows will be of same proportion and material as the existing home which include a combination of single and double hung windows and a few casement which already exist on the home. The proposed work is consistent in building mass and space, roof shape, scale and distinctive facades of the structure. Alvarado Street has a wide range of Craftsman homes and the proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.

- 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 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 will have composition shingles and consists of new siding complementary to the existing siding. In addition, the addition will sit on raised foundation with stone veneer and will carry on the same gabled roof, overhanging eaves, exposed rafter tails and wide fascia boards, which are common features of the Craftsman architectural style.

- 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 proposed addition will be compatible with the existing residence in terms of materials, building mass 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.*

The partial demolition of an existing wood deck will allow for the accommodation of the new addition and will not adversely affect a cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 13258-2020) to allow the construction of a 648 square foot one-story addition on an existing non-contributing single-family residence in the Wilton Heights Historic District 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 (August, 3, 2021).
2. 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 FEBRUARY 2020.

ANN TOMKINS

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420 E. Alvarado Street
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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 California Code of Civil Procedure Section 1094.6.