

HPC RESOLUTION NO. 26-022

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING AN AMENDMENT TO HPC RESOLUTION NO. 25-022 FOR PREVIOUSLY APPROVED MINOR CERTIFICATE OF APPROPRIATENESS (MINCOA-022883-2023) FOR AN ADDITION TO AN EXISTING GARAGE OF A CONTRIBUTING RESOURCE LOCATED AT 281 EAST JEFFERSON AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT (APN: 8339015021)

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

WHEREAS, the applicant, George Moawad, submitted an application for a Minor Certificate of Appropriateness (MINCOA-022883-2023) for an addition to a garage of a contributing resource located at 281 East Jefferson Avenue (APN: 8339015021);

WHEREAS, the residential structure at the site was originally constructed in 1914 in the Prairie style of architecture;

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

WHEREAS, any addition to an accessory structure on a contributing resource within a designated historic district requires staff approval of a Minor Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, staff approved the application on March 12, 2024, and the application was appealed to the Historic Preservation Commission;

WHEREAS, the Historic Preservation Commission, has, after giving notice thereof as required by law, held a public hearing on May 1, 2024, concerning the appeal;

WHEREAS, the Historic Preservation Commission denied the appeal and upheld staff's approval of the project.

WHEREAS, the applicant has requested to modify Condition No. 13 in previously approved Decision Letter; 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 California Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 3 (New Construction or Conversion of Small Structures), Section 15303(a); and Class 31 (Historic Resource Restoration/Rehabilitation), Section 15331 in that the project consists of the construction of a new small structure and is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, will not cause a substantial adverse change in the significance of a historical resource.

SECTION 2. Section. 1190.D.4. of the Pomona 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:

1. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect any significant or character-defining feature of the resource.*

The change in window type from a hung window to a hopper window will not affect the character-defining features of the property, therefore the project meets this finding;

2. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

The proposed project was designed to be compatible with the existing, contributing historic resource on the site This project will not affect the historic character, or value of the resource.

SECTION 3. The Historic Preservation Commission hereby approves the revision to Condition 13 of Minor Certificate of Appropriateness (MINCOA-022883-2023) to be amended as follows:

1. The style of windows shall be "four-over-one" or "six-over-one" double hung windows, rather than sliding, similar to the primary home. The windows shall have true divided light" panes, similar to those on the primary home. These windows shall be composed of the same material to match that of the primary home. The project may also use hopper style windows to match the existing windows on the kitchen.

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 JUNE 2026.

BRITNEY GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
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.