

THE CITY OF POMONA

Development Services Department



December 20, 2023

William McKibben
220 E. Jefferson Avenue
Pomona, CA 91767

Subject: Notice of Decision for File No.(s) MINCOA-000100-2024

Dear William McKibben,

The Planning Division has reviewed your Certificate of Appropriateness application to replace the existing asphalt shingle roof material with an in-kind replacement material at 220 E. Jefferson Avenue within the Lincoln Park Historic District. Upon review of the City's historic preservation ordinance and design guidelines your project has been **approved**. The attached decision letter provides the analysis and basis for the decision.

Please be advised, all Minor Certificate of Appropriateness permits are subject to a 20-day appeal period from the date of approval. The final day of the appeal period will be Monday, February 14, 2024. If you are not contacted by the Planning Division by that date, you may pull a building permit from the Building and Safety Division on Tuesday, February 15, 2024.

If you have any questions, please contact me at (909) 620-3634 or email me at carlos.molina@pomonaca.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Molina", with a long horizontal flourish extending to the right.

Carlos Molina
Assistant Planner

Attachments

- Site Plan
- Site Survey



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-000100-2024

A request for a Minor Certificate of Appropriateness to replace the existing asphalt shingle roof with new asphalt composition shingles on the primary structure. The existing historic resource is a Craftsman Bungalow residence, constructed in 1911. This site is located within the Lincoln Park Historic District.

ADDRESS: **220 E. Jefferson Ave.**

APPLICANT: Rick Cedano, Custom Roof Company

PROJECT PLANNER: Carlos Molina, Assistant Planner

DECISION: Approve File No(s). MINCOA-000100-2024.

BASIS FOR DECISION

Staff reviewed Pomona's Historic Preservation Ordinance (Section .5809-13), and the applicable design standards in Preserving Pomona – The Pomona Guide to Historic Preservation. In order to approve a Minor Certificate of Appropriateness Staff must determine that the findings contained in the City's Historic Preservation Ordinance can be made.

Applicable Design Standards

- Roof material replacement is a "Like for Like" or an "In-kind" replacement.
- The new roof meets the guidance based on the material of the roof.
- Replacement of a non-historic roof shall meet the guidance based on the material historically typical for the property's architectural style (See Chapter 2 of Design Guidelines) corresponding to the material of the roof.
- New vents must be low profile vents.



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CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-000100-2024. The request has been **approved**. The approval is subject to the following conditions:

1. The approval shall be used in the manner requested and shall be in substantial conformity with the plans approved by the Planning Division on the date listed on this letter, in accordance with the revision and/or additional conditions specifically required in this approval.
2. The approval shall be valid for not more than one year from the date of Permit approval. The Planning Division may grant a time extension for one (1) year provided that a written request by the applicant is submitted to the Planning Division within thirty (30) days prior to the expiration date without a fee. If plans are submitted to the Building and Safety division within one year from the date of approval, the proposed action shall be considered active.
3. The applicant shall obtain any required permits from the Building & Safety Division and/or Department of Public Works.
4. In the event that the approved plans under this Minor Certificate of Appropriateness are inconsistent with the provisions of the California Code of Regulations, Title 24 and/or any other applicable uniform building codes, the applicable building codes shall prevail.
5. Any deviation from the approved plans, shall require modification to the Certificate of Appropriateness and require approval of the Planning Division and, if necessary, the Historic Preservation Commission.
6. All project conditions shall be imprinted on the title sheet of the construction drawings (if required). The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.
7. Prior to Occupancy the Planning Division shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.
8. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 8:00 p.m., Monday through Saturday
(There shall be no construction allowed on Sunday or on any Federal or State Holiday)

9. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.



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MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

10. The applicant shall obtain a building permit prior to any demolition or construction.
11. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
12. The new roof material(s) shall be an in-kind, composition asphalt shingle in the color "Resawn Shake".

APPEALS

This decision will become final on Tuesday, February 15, 2024, unless an appeal is filed with the Planning Division prior to this date. The applicant or any member of the public may file an appeal. There is no cost to file an appeal for a Minor Certificate of Appropriateness. Appeals may be filed with the contact listed in this letter.

Sincerely,

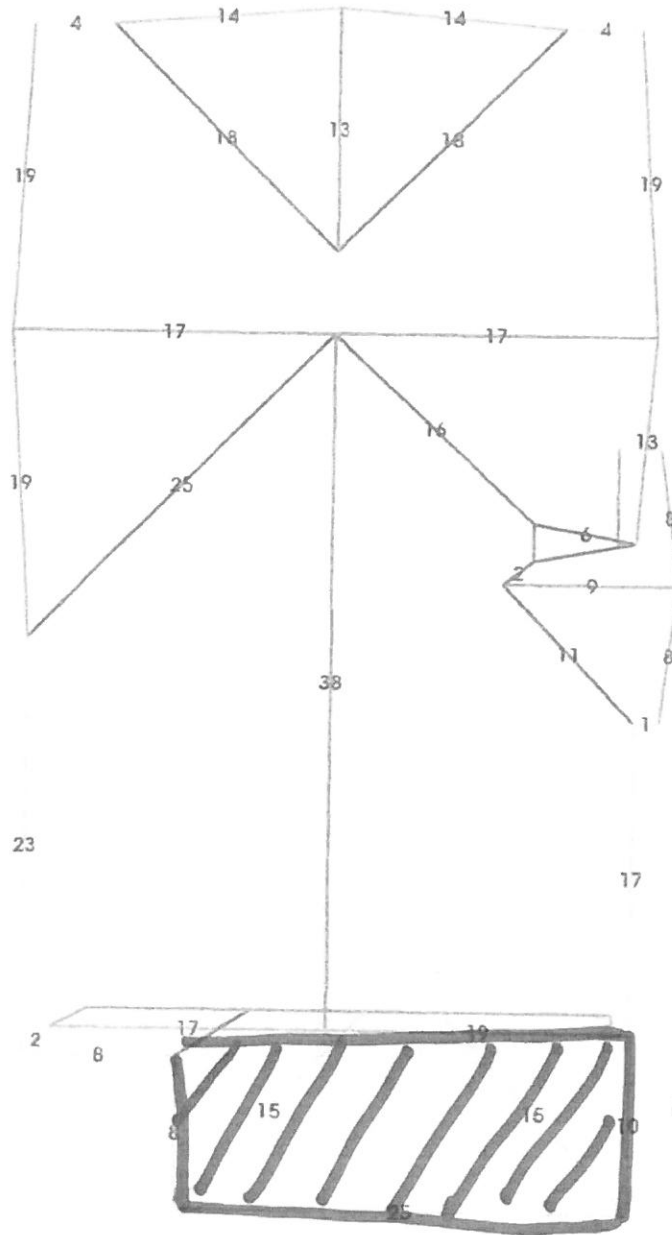
Geoffrey Starns, AICP, LEED AP BD+C
Historic Preservation Supervisor

January 25, 2024

Date



Flash Step Drip



Not Included

- Bend
- Eave
- Hip
- Rake
- Ridge
- Valley

Lengths in feet

CRAFTSMAN BUNGALOW

1911



Here is an early Craftsman Bungalow with a full width front porch accentuated by the unbroken roof span supported only by Elephantine posts at its corners. The porch is covered by the frontal roof slope. The windows are an unusual combination of a wide transom window is flanked by narrow, swing-open windows. On the other side of the door a pair of similar side opening windows provide a complementary look. The front door has six small panes in the upper quarter with raised panels below. The porch wall, pedestals and foundation are river rock and the house is covered by the narrow clapboard siding typical of the Craftsman style. Two bathrooms have been added, one a converted laundry room and the other a room addition. As part of this alteration, windows were removed from the service porch.

The original owners were Walter B. and Libbie Cronkhite.