



CITY OF CLAREMONT

Community Development Department

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December 18, 2025

Via Electronic Mail

Cari Dillman
City of Claremont
Community Services Department

CERTIFICATE OF APPROPRIATENESS (25-CofA03)
Repair and Restoration of Entryway Pergola at Padua Hills Theatre
Located at 4476 Padua Avenue

The Community Development Department has reviewed and approved the request to permit the proposed repair and restoration of the entryway pergola at the Padua Hills Theatre. The project prioritizes the preservation and repair of historic materials wherever feasible, rather than wholesale replacement. Wood beams exhibiting localized rot will be retained and stabilized. Where replacement is necessary due to advanced deterioration, such as select beams, rafters, tongue-and-groove panels, and brick column caps, new materials will match the original in material, design, dimension, texture, and appearance. The salvage and reuse of existing bricks will be prioritized, and replacement bricks, if required, will be compatible in size and character. Mortar caps will replicate the existing rounded profile to ensure visual continuity. Distinctive craftsmanship features, including the hand-chiseled or adzed scalloped detailing on cross beams, will be replicated using hand tools to match the historic construction techniques. Overall, the scope of work reflects a sensitive and minimally invasive approach that preserves the historic character and defining features of this National Register-listed resource.

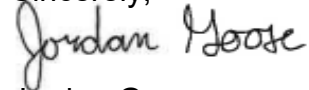
Pursuant to CMC Section 16.302.130, Planning Division Staff finds that the Project meets all applicable criteria listed in CMC Section 16.302.160 regarding approval of a Certificate of Appropriateness. The Project will not create a significant adverse impact to the character-defining features, historic architectural character, and aesthetic interest and value of the property for the reasons stated on Attachment A (Certificate of Appropriateness).

Furthermore, the proposed action has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The project consists of repair, restoration, and in-kind replacement of existing architectural features and does not include expansion, alteration of use, or new construction. The work is limited to maintenance and rehabilitation activities necessary to address material deterioration and

prevent further damage. As such, the project qualifies for exemption under applicable CEQA Guidelines sections related to the maintenance, repair, and preservation of historic resources and will not result in a significant adverse effect on the environment or on the historic resource. Therefore, no further environmental review is necessary.

Should you have any questions or concerns regarding this approval, please contact me at (909) 399-5321 or via email at jgoose@claremontca.gov.

Sincerely,

A handwritten signature in black ink that reads "Jordan Goose". The signature is written in a cursive, slightly slanted style.

Jordan Goose
Assistant Planner

Attachment: A - Certificate of Appropriateness
B - Conditions of Approval

c: Brad Johnson, Community Development Director
Chris Veirs, Principal Planner
Building Permit Technician

CERTIFICATE OF APPROPRIATENESS (#25-CofA03)
Repair and Restoration of Entryway Pergola at Padua Hills Theatre
Located at 4476 Padua Avenue

The Planning Division finds that each of the review criteria of Section 16.302.160 of the Claremont Municipal Code (CMC) can be met in regard to the above-described project and hereby issues a Certificate of Appropriateness for the project. The most pertinent criteria used in making this determination are as follows:

- A. The proposed action will not create a significant adverse impact to the character-defining features, historic architectural character, or aesthetic interest or value of the subject Cultural Resource or its site. The pergola entryway is a contributing architectural element whose defining characteristics include its wood beam construction, hand-worked scalloped detailing, brick columns with rounded mortar caps, and overall scale and proportion. The project emphasizes repair and restoration over replacement. However, any components that will need to be replaced as part of this project will be designed to match the historic materials, profiles, dimensions, and workmanship, ensuring the continued integrity and visual continuity of the pergola and the larger historic resource.
- B. The proposed repair and restoration of the entryway pergola at the Padua Hills Theatre is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines. As stated, the project prioritizes the preservation and repair of historic materials wherever feasible, rather than wholesale replacement. Wood beams exhibiting localized rot will be retained and stabilized using a two-step conservation approach consisting of a low-viscosity wood consolidate to strengthen remaining sound fibers, followed by a structural epoxy filler to reconstruct deteriorated areas. This method is widely accepted as a preservation best practice and allows for the maximum retention of historic fabric.

Where replacement is necessary due to advanced deterioration, such as select beams, rafters, tongue-and-groove panels, and brick column caps, new materials will match the original in material, design, dimension, texture, and appearance. Salvage and reuse of existing bricks will be prioritized, and replacement bricks, if required, will be compatible in size and character. Mortar caps will replicate the existing rounded profile to ensure visual continuity. Distinctive craftsmanship features, including the hand-chiseled or adzed scalloped detailing on cross beams, will be replicated using hand tools to match the historic construction techniques. Overall, the scope of work reflects a sensitive and minimally invasive approach that preserves the historic character and defining features of this National Register-listed resource.

- C. The proposed action will not adversely impact the qualities of the Cultural Resource, including its relationship to the street or public way, to surrounding improvements, or to natural features on the site. The work does not alter the pergola's footprint, height,

massing, or orientation, and therefore maintains its established relationship to adjacent buildings, landscape features, and pedestrian approaches. Materials, textures, and colors will match or closely replicate existing historic conditions, including wood finishes, brick size and composition, and mortar profiles. Auxiliary fixtures and detailing will remain consistent with the historic design vocabulary of the resource.

- D. To the extent that limited demolition is required, such demolition is restricted to individual elements that have sustained advanced deterioration and cannot be feasibly repaired. The affected components—such as select wood beams, rafters, tongue-and-groove panels, and brick column caps—are not of such unusual or uncommon design, texture, or material that they could not be accurately reproduced. These elements can be replicated using traditional materials and methods without undue difficulty or expense. Retention of the deteriorated elements in their current condition would not substantially aid in preserving or protecting the historic resource and could accelerate further damage. Replacement with compatible materials is necessary to ensure the long-term preservation, safety, and continued use of the pergola.
- E. The proposed action has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The project consists of repair, restoration, and in-kind replacement of existing architectural features and does not include expansion, alteration of use, or new construction. The work is limited to maintenance and rehabilitation activities necessary to address material deterioration and prevent further damage. As such, the project qualifies for exemption under applicable CEQA Guidelines sections related to the maintenance, repair, and preservation of historic resources and will not result in a significant adverse effect on the environment or on the historic resource.

CERTIFICATE OF APPROPRIATENESS (#25-CofA03)
Repair and Restoration of Entryway Pergola at Padua Hills Theatre
Located at 4476 Padua Avenue

CONDITIONS OF APPROVAL

1. Approval of this Certificate of Appropriateness (CofA) permits proposed repair and restoration of the entryway pergola at the Padua Hills Theatre. As stated, the project prioritizes the preservation and repair of historic materials wherever feasible, rather than wholesale replacement. Wood beams exhibiting localized rot will be retained and stabilized. Where replacement is necessary due to advanced deterioration, such as select beams, rafters, tongue-and-groove panels, and brick column caps, new materials will match the original in material, design, dimension, texture, and appearance. Salvage and reuse of existing bricks will be prioritized, and replacement bricks, if required, will be compatible in size and character. Mortar caps will replicate the existing rounded profile to ensure visual continuity. Distinctive craftsmanship features, including the hand-chiseled or adzed scalloped detailing on cross beams, will be replicated using hand tools to match the historic construction techniques. Overall, the scope of work reflects a sensitive and minimally invasive approach that preserves the historic character and defining features of this National Register-listed resource.
2. Prior to final installation, the applicant shall submit a sample of the proposed adzed, scalloped detailing for the pergola cross beams to the Planning Division for review and approval to verify consistency with the historic detailing.
3. To ensure compliance with the provisions of this design review, a final inspection is required from the Planning Division when work is completed. The applicant shall contact Planning Division staff and schedule an appointment for such an inspection prior to the final Building Division inspection.
4. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020 of the Claremont Municipal Code. In addition, construction activities shall be limited to weekdays and Saturdays, between the hours of 7:00 AM and 8:00 PM.
5. Noncompliance with any conditions of approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of Chapter 16.406 and/or the administrative fines program of Claremont Municipal Code (Chapter 1.14).
6. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend at its sole expense any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al. for any court costs and attorney fees which the City et al. may be required to pay as a result of such action. The City

may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.

7. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in the failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.