



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: April 7, 2021

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 14030-2020)**
Major Certificate of Appropriateness (MAJCOA 14030-2020) to allow a 309 square foot first-story addition to an existing multi-family dwelling located at 576 Texas Street in the Wilton Heights Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 14030-2020) to allow a 309 square foot first-story addition to an existing duplex located at 576 Texas Street, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	576 Texas Street
Assessor's Parcel Number (APN)	8340-020-009
Lot Size	7,679 SF (0.176 Acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1 7,00 Single Family Zoning District
Historic District	Wilton Heights Historic District
Specific Plan	N/A
City Council District	District 1
Applicant	Pablo and Ana Gonzalez
Property Owner	Pablo and Ana Gonzalez

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	2/25/20: Unpermitted Addition
Building & Safety	N/A
Planning	N/A

BACKGROUND

The project site is located in the Wilton Heights Historic District, in the Single-Family Residential (R-1 7,200) zone and consists of one (1) parcel, totaling approximately 7,679 square feet (Attachment 2). The project site is currently developed with a 1,702 square foot two-story duplex and a 708 square foot detached garage. According to the Los Angeles County Assessor's Office and Building & Safety's records the structure was effectively built in 1928.

The Pomona Historic Resources Inventory Survey conducted by Diane Marsh in 1993 identified the subject dwelling as “contributing” noting few alterations “awnings, exterior rail in rear/west side” and marking the overall condition of the structure as “good”(Attachment 3). According to City records during the formation of the Wilton Heights Historic District, the 500 block of Texas Street, East of White Avenue, was not included in Wilton Heights Historic District Survey but ultimately included in the final recording of the district.

Fig.1.1. Pomona Historic Resources Survey 1993



PROPOSED PROJECT

The proposed project is requesting approval of an existing unpermitted 309 square foot addition to an existing 1,702 square foot multi-family dwelling. The addition is located on the rear south elevation and is a continuation of the dwelling unit on the first story (Attachment 4). The unpermitted addition is proposed to be altered to be consistent with the dwelling’s existing architectural detailing and materials including composition shingles, single-hung composite windows, horizontal wood siding, and roof pitch (Attachment 5). Additionally, the proposed addition has been conditioned to match the existing roof overhang in style and depth.

APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (Historic Preservation), “no work including exterior alteration and demolition, may be conducted on a designated historic landmark, on existing or new buildings, public streets, public streetscape, public sidewalk, public structures, public buildings, spaces and public works projects within a designated historic district without first obtaining a certificate of appropriateness from the city.” Major projects include “changes which significantly alter the following: height, proportions, the relationship of the building mass and space, roof shape, scale or distinctive facades of the structure.”

Furthermore, a proposed project is analyzed for consistency with the City of Pomona’s 1999 Design Guidelines for Historic Properties and Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

Consistency with Section .5809-13 (Historic Preservation) of the Zoning Ordinance Standards:

As illustrated in Table 1, the addition to the existing residence is consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

The addition is similar in character to the existing dwelling constructed in the 1928. The proposed rear addition is not visible from public right-of-way and does not affect the historic features of the existing north front elevation. The size and massing of the addition is compatible and will not affect the massing and character of the existing dwelling.

Table 1. *Compliance with .5809-13 (Historic Preservation)*

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Height	Is the height and bulk compatible with surrounding structures and in conformance with maximum allowable height?	X	
Proportions of Windows and Doors	Are proportions and relationships between doors and windows compatible with the architectural style and character of surrounding structures?	X	
Relationship of Building Masses and Spaces	Are proposed structures and/or remodeled spaces and created spaces consistent with the shapes and setbacks of existing adjacent structures?	X	
Roof Shape	Is the design of the roof compatible with the architectural character and style of surrounding structures?	X	

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Scale	Is the scale of the structure compatible with the architectural character and style of the existing building?	X	
Directional Expression/Facades	Are facades compatible with the dominant horizontal and vertical expression of surrounding structures?	X	
Architectural Details	Do architectural details like materials and textures make new construction compatible with the architectural style and character of the historic district?	X	
Architectural Rhythm and Articulation	Do proposed structures and façade remodeling show rhythmic repetition of architectural details for compatibility with façade articulation of existing adjacent buildings?	X	
New additions	When new additions and adjacent related new construction are removed, will essential form and integrity of the historic property and its environment be impaired?		X
Exterior mechanical equipment	Is the design, style, color and texture of the required screening method compatible with the existing or proposed building/façade design?	N/A	

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines states that new additions preserve the historic and architectural integrity of the existing building and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. The proposed addition will resemble the existing dwelling's revival style, color, and texture. It is positioned and massed to protect the historic and architectural integrity of the original 1928 dwelling. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

Windows

The 1999 Design Guidelines state that the design and materials of the addition should be compatible with those of the existing structure. The applicant is proposing to replace the existing vinyl windows on the unpermitted addition with Andresen Windows, windows made of a sustainable composite Fibrex material. Although not completely composed of wood, the manufacturer indicates that the Fibrex material does contain "reclaimed wood fiber" and is fused together with "thermoplastic polymer" (Attachment 6). The proposed windows are compatible with that of the existing structure in that the proposed design will include all exterior wood window

trim including the stool and apron to match the existing dwelling's architectural details. Additionally, for historic structures that are proposing new construction not visible from the public right-of-way, the composite material windows provide a cost and energy efficient window alternative.

Consistency with the Secretary of the Interior's (SOI) Standards

The SOI Standards for Rehabilitation of Historic Properties contains two standards that are directly related to additions and new construction. The standards are as follows:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the integrity of the property and its environment.

The addition has been designed to resemble the dwelling's architectural style. As such, the proposed project will be consistent in style with the residence located in the Wilton Heights Historic District. The proposed project will not impact the historic character of the home and the surrounding historic district will not be negatively impacted. The addition will be constructed with new materials that match the existing residence. Furthermore, the proposed addition is offset from the original home and includes standard size horizontal wood siding.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition does not affect the significant architectural features of the building and, therefore, does not have a negative impact on the essential form and integrity of the historic property. If the addition were to be removed in the future, the essential form and integrity of the 1928 historic dwelling would be retained.

PUBLIC NOTICING

On March 25, 2021, a public hearing notice was sent to the applicant and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

ENVIRONMENTAL REVIEW

Section 15301 of the California Environmental Quality Act guidelines exempts projects consisting of additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Accordingly, Major Certificate of Appropriateness (MAJCOA 14030-2020) may be classified as a Class 1 Categorical Exemption, pursuant to Section 15301(e)(1) of California Environmental Quality Act guidelines.

CONCLUSION

The design and materials of the major alteration meets the standards contained in Section .5809-13 of the Zoning Ordinance, the Design Guidelines, and the SOI Standards for Rehabilitation. The major alteration reflects the architectural style of the dwelling and has no adverse impact on the architectural features of the existing dwelling. Therefore, the project is consistent with all applicable standards and guidelines.

Respectfully submitted by:
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Alina Barron
Assistant Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Inventory Form 1993
- 4) Project Site Photographs
- 5) Project Plans
- 6) Andersen Windows Manufacturer Information