



Historic Preservation Commission

Staff Report

June 5, 2024

FILE NO:	MAJCOA-021623-2023
APPLICATION REQUEST:	A request for a Major Certificate of Appropriateness (File No. MAJCOA-021623-2023) to retroactively approve the replacement of three non-original metal windows with two new vinyl windows and one set of vinyl French doors with side lights on either side; the proposed replacement of metal bathroom and kitchen windows with similar sized sliding vinyl windows, and the repair and replacement of damaged sections of wooden fence within the front yard of a contributing resource within the Lincoln Park National Register Historic District.
DATE SUBMITTED:	August 14, 2023
DEEMED COMPLETE:	May 22, 2024
ADDRESS:	134 E. Columbia Avenue
APPLICANT:	Suzanne Goya
PROJECT PLANNER:	Alan Fortune, Assistant Planner
ENVIRONMENTAL REVIEW:	This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic resource Restoration/Rehabilitation) of the California CEQA Guidelines as the project consists of minor alterations to an existing structure and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
RECOMMENDATION:	Approve Major Certificate of Appropriateness MAJCOA-021623-2023 and adopt Resolution No. 24-014 (Attachment 1).

CRITICAL ISSUES:

- Non-original, incompatible windows and their replacements
- Front yard fence

PROPERTY ARCHITECTURE AND BACKGROUND:

The contributing resource located at 134 E. Columbia Avenue is located within the Lincoln Park Historic District and consists of a single family residence estimated to have been constructed in 1920. The surveys that evaluated this property identify the structure as having Craftsman Bungalow architecture. Although the surveys for the Lincoln Park Historic District identify the house as "Contributing with Modifications," the property was determined to be noncontributing to the local designation of the Lincoln Park Historic District due to these moderate alterations, as identified in the surveys and from site visits conducted by Staff. These moderate alterations include enlarged pillars under the porch, a stuccoed porch foundation, and original wood windows that have been replaced with aluminum or steel windows throughout the house. The property was determined to be contributing to the Lincoln Park National Register District. The property The Lincoln Park Historic District Survey Forms have been attached (Attachment 2) as well as Site Photographs (Attachment 3).

Typically, noncontributing structures are allowed to changes features on the structure without review, with only alterations, such as additions, that could adversely affect the district, subject to review. However, our Code does subject contributing properties in districts listed on the National Register of Historic Places to review. Because this property is listed as contributing to the National Register District, the proposed project is subject to a Major Certificate of Appropriateness.

On December 15, 2022, Code Compliance issued an Administrative Citation Correction Notice notifying the property owner that a Certificate of Appropriateness and building permit would be required for the replacement or installation of any windows.

On August 14, 2024, Planning Staff received an application for a Major Certificate of Appropriateness (MAJCOA 21623-2023) to retroactively approve the replacement of three non-original metal windows with two new vinyl windows and one set of vinyl French doors with lights on either side; the proposed replacement of the steel bathroom and aluminum kitchen windows with similar sized sliding vinyl windows, and the repair and replacement of damaged sections of wooden fence within the front yard of the subject property. On May 22, 2024, Planning Staff deemed the project application complete. Project Plans and Window Assessment Forms have been attached for Commission consideration (Attachments 4 and 5).

CHARACTER-DEFINING FEATURES:

The primary structure is a one-story, single-family residence of Craftsman Bungalow style approximately constructed in 1920. Although the surveys for the Lincoln Park Historic District identify the house as contributing with modifications, the property was ultimately not determined to be contributing to the local designation of the Lincoln Park Historic District. The property is contributing to the Lincoln Park National Register District.

The surveys of the property in 1992 and 1998 identify a number of character-defining features that have had moderate alterations, including enlarged pillars, and a stuccoed porch foundation. Staff observed that the wood windows, which would typically be a character-defining feature on a Craftsman Bungalow, have been replaced with metal windows.

According to the surveys of the Lincoln Park Historic District, the remaining character-defining features of the property are:

1. Multi-gabled roof;
2. A recessed front porch;
3. Small front porch leading to a wide front door.

DISCUSSION OF CRITICAL ISSUES

1. Non-original, incompatible windows and their replacements.

The surveys and Staff observations identify multiple significant alterations to what would have been character-defining features of the Craftsman Bungalow. These include enlarged pillars, a stuccoed porch foundation, and original wood windows that have been replaced with metal windows throughout the house. These alterations led to the property to not be contributing to the locally designated Lincoln Park Historic District, though the property continues to contribute to the Lincoln Park National Register Historic District.

Windows would typically be character-defining features of this particular house. Vinyl windows provide a larger visual weight that is more similar to wood windows than the existing metal windows. The vinyl French doors match these new vinyl windows as would the kitchen and bathroom window replacements. All windows except the front facing window are visible from the street, all others are screened from view.

2. The property has an existing split rail wood front yard fence. The fence has deteriorated and the applicant is proposing to replace the deteriorated portion of the fence. Staff is conditioning that the fence be replaced in the same style and material as the existing fence. Therefore, there will be no change in appearance.

DISCUSSION OF EXISTING CONDITIONS

According to the Lincoln Park Historic District Surveys conducted in 1992 and 1998, as well as observations made by Planning Staff, a number of moderate alterations have been made to the subject property. These include enlarged pillars, a stuccoed porch foundation, and original wood windows that have been replaced with metal windows throughout the house. Original columns supporting the covered porch at the structure's entry, and wood windows would all have been character-defining features for this

Craftsman Bungalow. Two steel windows, one front facing and one side facing, have been replaced with vinyl windows of the same size; additionally, another side facing window was replaced with a set of French doors leading to a deck.

The existing fence in the front yard is weathered and damaged and is need of repair. The request includes the in-kind replacement of damaged pieces and sections of wooden front yard fence.

DESIGN REVIEW:

The Historic Preservation Ordinance provides that the Commission is guided by the following areas in addition to the Secretary of the Interior's Standards for Rehabilitation. Staff has reviewed the project as it relates to these standards as well as any applicable design guidelines. Staff's analysis is below:

1. Height. *The height of any proposed construction shall be compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable height for the applicable zoning district.*

There is no change proposed, therefore this standard does not apply.

2. Proportions of Windows and Doors. *The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding structures, and be of an appropriate material.*

The two new windows are the same proportions as the original; the window frame is larger than the previously existing non-original metal windows which is visually nearer to the wood windows that would have been original to the home and to the adjacent contributing structures within the historic district. The proposed window replacements in the kitchen and bathroom will retain their sizes and proportions as well. The new French doors that had replaced a window will be facing the side yard and deck and are not visible from the street or right-of-way. The proportion of these doors matches the doors found elsewhere on the home.

3. Relationship of Building Masses and Spaces. *The resulting relationships between proposed structures and created spaces, or between remodeled structures and created spaces, shall be consistent with the shapes and setbacks of existing adjacent structures.*

There is no change proposed, therefore this standard does not apply.

4. Roof Shape. *The designs of the roof shall be compatible with the architectural character and style of the surrounding structures. Gables, turrets, and other roof forms shall be incorporated when appropriate to accomplish design compatibility with adjacent structures.*

There is no change proposed, therefore this standard does not apply.

5. Scale. *The scale of the structure shall be compatible with the architectural character and style of the existing buildings. The new building shall blend in with surrounding buildings through the sensitive use of proper scale and materials.*

There is no change proposed, therefore this standard does not apply.

6. Directional Expression/Facades. *Facades in an historic district shall blend in with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal and vertical expression of surrounding structures.*

The new windows keep the directional expression of the original windows. Since the change still has the same horizontal direction, the project complies with this standard.

7. Architectural Details. *Architectural details, including materials and textures shall be treated so as to make any new construction compatible with the architectural style and character of the historic district.*

The material of the windows is changing from an already non-original material to another non-original material. This new vinyl window material is closer visually to the wood material that would be original to the home.

8. Architectural Rhythm and Articulation. *All proposed structures or facade remodeling shall show sufficient and rhythmic repetition of architectural details so as to be compatible with the facade articulation of existing adjacent buildings.*

There is no change proposed, therefore this standard does not apply.

9. New Additions/Construction. *New additions and adjacent related new construction shall 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.*

There is no addition proposed, therefore this standard does not apply.

10. Mechanical Equipment. *All exterior mechanical equipment shall be screened from view with appropriately designed screens, parapet walls, landscaping or any other form of screening which the commission or the planning and development services manager may deem acceptable. The design, style, color and texture of the required screening method shall be compatible with the existing or proposed building/facade design.*

There is no change proposed, therefore this standard does not apply.

Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

There is no change proposed, therefore this standard does not apply.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The project is not removing any distinctive materials as steel and aluminum windows are not appropriate to the style or period of the contributing resource. The historic character of the property will be retained and preserved.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no change proposed, therefore this standard does not apply.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Does not apply. There are no changes on the property that have acquired historic significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project is replacing non-original metal windows, which are not an appropriate window material on Craftsman Bungalows. No examples of craftsmanship currently existing that characterize the property will be altered.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

There is no change proposed, therefore this standard does not apply.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Does not apply. No damaging treatments are proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Does not apply. The proposed project will not impact any potential archaeological resources.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

There is no addition proposed, therefore this standard does not apply.

10. *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.*

There is no addition proposed, therefore this standard does not apply.

REQUIRED FINDINGS:

The findings required in Section .5809-13(F)(6) of the Pomona Zoning Code for approval of Certificates of Appropriateness are contained in the attached resolution (Attachment 1).

CONCLUSION:

The proposed installation of vinyl windows is more compatible with the architectural style of the existing home than are the existing non-original metal windows. The proposed retroactive approval of the vinyl French doors will not be visible from the public right-of-way. The vinyl framing provides a larger visual weight that better resembles wood material than steel or aluminum could. The proposed installation of the side lights on either side of the French doors and the repair and in-kind replacement of the deteriorated front yard fence is compatible with the architectural style of the home. The proposed project represents relatively smaller changes than the moderate alterations observed by Staff and recorded in

the property surveys. Staff has added a condition that any future windows changes will be required to be wood windows, restoring the look and material to original. Staff recommends that the Historic Preservation Commission approve the Major Certificate of Appropriateness (MAJCOA-021623-2023) and adopt Draft HPC Resolution No. 23-014.

PUBLIC NOTICING:

On May 24, 2023, a public hearing notice was mailed to the applicant and to all owners of properties located directly adjacent to and directly across the street from the subject sites (Attachment 6), as required by Section .5809-13 (Historic Preservation) of the Pomona Zoning Ordinance. As of the date of this staff report, Planning Division Staff has not received correspondence regarding the proposed project.

ENVIRONMENTAL REVIEW:

Staff has determined that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic resource Restoration/Rehabilitation) of the California CEQA Guidelines as the project consists of minor alterations to an existing structure and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

CONDITIONS OF APPROVAL:

The Conditions of Approval are contained in the attached resolution (Attachment 1).

ATTACHMENTS:

1. Draft Historic Preservation Commission Resolution No. 24-014
2. Lincoln Park Historic District Survey Forms
3. Site Photographs
4. Project Plans
5. Window Assessment Forms
6. Notice of Public Hearing