



# **CITY OF POMONA**

## **HISTORIC PRESERVATION**

### **COMMISSION REPORT**

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**DATE:** June 7, 2017

**TO:** HISTORIC PRESERVATION COMMISSION

**FROM:** PLANNING DIVISION

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (COA 4851-2016) TO LEGALIZE THE TILEWORK ON AN ARCHED PORCH OPENING AND AROUND THE MOLDING OF THE FRONT DOOR ON A SPANISH ECLECTIC REVIVAL HOME LOCATED IN THE LINCOLN PARK HISTORIC DISTRICT AT 142 GARFIELD AVENUE

#### **SUMMARY**

**Issue** – Should the Historic Preservation Commission approve Major Certificate of Appropriateness (COA 4851-2016) to allow the alteration to the façade of a home located at 142 Garfield Avenue?

**Recommendation** – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (COA 4851-2016).

#### **Applicable Codes and Guidelines –**

- 1) Historic Preservation Design Guidelines dated July 19, 1999
- 2) Zoning Ordinance Section .5809-13 (Historic Preservation) adopted June 15, 1998

**Public Noticing Requirements** – At a minimum of ten days prior to the public hearing, notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

**City Initiated Corrective Action** – On December 5, 2015, Code Enforcement sent a corrective notice to the applicant with regard to the unpermitted decorative tile.

**Environmental Determination** –Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project involves preservation and rehabilitation of a historic resource in a manner that meets the Secretary of Interior's Standards for the Treatment of Historic Properties.

## **BACKGROUND**

### **Property Description and Background**

Built in Spanish Eclectic Revival style in 1930, the house at 142 Garfield Avenue is a contributing building in the Lincoln Park Historic district. White stucco covers the exterior, and a combination of red clay hipped, shed, and gabled roofs top the house. The entry is covered by an archway, which is reminiscent of the villas of southern Europe. The front of the house is dominated by a centered arched plate glass window, and casement windows are placed throughout the home. The house is 2,700 square feet in size and features eight rooms.

## **PROJECT DESCRIPTION**

### **Applicant's Proposal**

#### *Archway and Doorway Alteration*

The applicant, Mr. Robert Masucci, installed a faux Talavera tile band around the front fascia archway, two tile bands across each front step leading to the archway, and a tile band covering the main entryway, as shown in photos in Attachment 2 of this staff report. The tiles feature a floral patterned print in solid mustard and dark green. The applicant submitted an application for COA 4851-2016 to legalize the alteration to the front façade of his home.

## **ANALYSIS**

The following analysis compares the details of the original with the alterations:

The archway and front doorway were originally clad in plain white stucco. The Talavera styled tiles were later added by Mr. Masucci. Talavera styled tiles are consistent with Spanish style architecture. Such tiles were first used in Spanish styled homes in Mexico in the 16<sup>th</sup> century and later adopted in Spain in the 17<sup>th</sup> century before making its way to the United States in the early 20<sup>th</sup> century. The Lincoln Park Historic district features a mix of architectural styles from the 1890's to the 1940's, including Craftsman, Victorian, Spanish Revival, Early Modern, English Tudor Revival, and Neo-Classical Revival. Several other homes within the district also have decorative tiles along the front entrance or windows. Therefore, staff believes that the Talavera style tiles added by the applicant along the front entrance of his home are consistent with the overall architectural character and integrity of the district.

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

The added faux Talavera tiles around the front fascia archway, the two front step risers, and around the main entryway, are compatible with period architecture and consistent with existing homes found on nearby properties. Staff research on the architect which designed this residence did not reveal facts such as a “minimalist” detailing for exteriors or a propensity to design his homes without any colorful exterior accent materials. Therefore staff does not believe the added materials will have a detrimental effect on the structure of neighborhood.

Section .5809-13 also includes reviewing the proposed alterations to ensure that sufficient and rhythmic repetition of architectural details is maintained so as to be compatible with the facade articulation of existing adjacent buildings.

Therefore, the alterations are consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

**Consistency with the Historic Preservation Design Guidelines:**

The Design Guidelines recognize that doorways on historic buildings are important defining features of historic structures. The ideal preservation approach in the Design Guidelines recommends providing adequate protection and maintenance to doorways to prevent their deterioration, repairing (rather than replacing) damaged doorways using similar materials, replacing doorways that cannot be repaired with elements of a similar type, and maintaining historic doorway openings. This will ensure that the historic appearance and value of buildings in historic areas are preserved.

The alterations, to add faux Talavera tiles around the front fascia archway, the two front step risers, and around the main entryway, are compatible with the period and architecture of historic Spanish styled homes and are consistent with similar improvements done on a few other homes within the district. Therefore, the modifications are consistent with the ideal preservation approach described in the Design Guidelines.

**CONCLUSION**

The modification meets the requirements of the Design Guidelines and the standards contained in Section .5809-13 of the Zoning Ordinance.

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (COA 4851-2016).

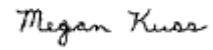
Respectfully submitted,

Prepared by,



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Development Services Manager



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Megan Kuss  
Planning Intern

ATTACHMENTS:

1. Resolution Approving MCOA 4851-2016
2. Photos of subject home