



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: FEBRUARY 7, 2018

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 7791-2017)
TO ALLOW A 274 SQUARE FOOT ADDITION ON AN EXISTING NON-
CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 1634
NORTH PARK AVENUE IN HACIENDA PARK HISTORIC DISTRICT.

SUMMARY

Issue - Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 7791-2017) to allow 294 square foot room addition to a non-contributing property located at 1634 N. Park Avenue in the Hacienda Park Historic District?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 7791-2017) allowing a 274 square foot room addition on a property located at 1634 North Park Avenue in the Hacienda Park Historic District, subject to conditions.

Applicable Codes and Guidelines -

- 1) Zoning Ordinance Section .5809-13 (Historic Preservation)
- 2) Secretary of Interior's Standards for the Treatment of Historic Properties
- 3) Historic Preservation Design Guidelines dated July 19, 1999

Public Noticing Requirements – At a minimum of ten (10) 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 –None.

Environmental Determination – Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), proposed the room addition meets the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301(e) that consists of additions to existing structures not exceeding 50% of the existing floor area or 2,500 sq. ft.

BACKGROUND

The property is currently developed with a 1,044 square foot one-story single-family residence and an existing attached two-car garage located at 1634 N. Park Avenue in the Hacienda Park Historic District. The Los Angeles County Assessor's records indicate that the main structure was originally constructed in 1944. The single-family residential structure sits on a 4,875 square-foot lot in the R-1-7,200 (Single Family Residential) zone (Attachment 2). The Pomona Historic Resources Survey conducted by Diane Marsh in 1993 does not identify the residence on this property as contributing.

Since its original date of construction, the single-family residential structure has experienced the following alterations:

1. In 2006, five windows on the main residence were replaced to match existing windows as part of a Minor Certificate of Appropriateness.

Proposed Project

The room addition, to be used as a bedroom with bathroom and walk-in closet, is attached to rear of the house and has an approximate footprint of 274 square feet. The elevation includes 7/8 inch stucco to match the existing residence, new 14" by 24" gable end vents, and a 5:12 gable roof pitch to match the existing gable roof. To accommodate the addition, an existing 3'-10" x 3'-10" window will be replaced with a 4' x 4' window to meet egress requirements, and an existing 3'-10" x 3'-10" window in the existing bedroom adjacent to the proposed addition will be removed for a new 6'-8" high opening.

ANALYSIS

Section .5809-13 of the Zoning Ordinance requires that proposed projects involving historic properties be consistent with the standards contained in that section and the Secretary of the Interior's Standards for rehabilitation. The project is also analyzed for consistency with the City's Design Guidelines for historic preservation.

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

Section .5809-13 requires that all certificates of appropriateness be reviewed for consistency with the standards contained in the code. The standards include reviewing the proposed project for compatibility with the adjacent historic buildings in terms of height, windows and doors, masses and spaces, roof shape, scale, architectural details, and architectural rhythm. The room addition is compatible with the height of the existing residence, will match existing windows and doors, has a comparable mass and space, conforms with all single family setback and building distance requirements, is of the same roof shape as the existing roof, and will have similar architectural details, such as stucco siding. Therefore, the room addition, as conditioned is

consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

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 proposed project involves a room addition. The room addition has been designed to resemble the main structure's architectural style. As such, the proposed project will be consistent in style with the residence located in the Hacienda Park 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 room addition will be constructed with new materials that will match the existing building.

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 construction of the room addition will not affect significant architectural features of the residence and, therefore, will not have a negative impact on the essential form and integrity of the historic property. Therefore, if removed in the future, the new room addition will not affect the overall architectural character of the residence and surrounding historic properties in the district.

Consistency with the Historic Preservation Design Guidelines

Room Addition:

The ideal preservation approach in the Design Guidelines state that new additions preserve the historic and architectural integrity of the existing residence and that the individual features such as windows, roof, and foundation maintain the same characteristics as the existing. As stated previously, alterations will have the same window style, proportion and materials as the existing. The existing gable roof will match the gable roof on the main residence. The exterior walls of the addition will be clad with stucco siding that matches the existing residence. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

CONCLUSION AND RECOMMENDATION

The design and materials of the proposed room addition meet the requirements of the Design Guidelines, the standards contained in Section .5809-13 of the Zoning Ordinance and the SOI standards for rehabilitation. The room addition will reflect the architectural style of the residence and will have no adverse impact on the architectural features of the residence or the Hacienda Park Historic District. Therefore, the project is consistent with the applicable standards and guidelines and staff recommends that Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 7791-2017), subject to conditions.

Respectfully submitted,

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photograph
- 3) Pomona Historic Resources Survey Excerpt
- 4) Project Site Photographs
- 5) Reduced Project Plans (11" x 17")