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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** MAY 2, 2018

**TO:** HISTORIC PRESERVATION COMMISSION

**FROM:** PLANNING DIVISION

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9130-2017)  
TO ALLOW A MAJOR ALTERATION TO THE REAR FAÇADE OF AN  
EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 495 LINCOLN  
AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT.

### SUMMARY

**Issue -** Should the Historic Preservation Commission approve a Major Certificate of Appropriateness (MAJCOA 9130-2017) to allow a major alteration to the rear façade of an existing single-family residence located at 495 Lincoln Avenue in the Lincoln Park Historic District?

**Recommendation** – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving a Major Certificate of Appropriateness (MAJCOA 9130-2017) to allow a major alteration to the rear façade of an existing single-family residence located at 495 Lincoln Avenue, 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), the proposed alterations meet the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301(e).

## **BACKGROUND**

The property is currently developed with a 2,380 square foot two-story single-family residence, 530 square foot detached garage, 225 square foot patio cover, and a 216 square foot carport, located at 495 Lincoln Avenue in the Lincoln Park Historic District. The Los Angeles County Assessor's records indicate that the main structure was originally constructed in 1922. The single-family residential structure sits on an 11,761 square-foot (0.27 acres) lot in the R-1-6,000 (Single Family Residential) zone (Attachment 2).

The Pomona Historic Resources Survey conducted by Diane Marsh in 1993 identifies this residence as "contributing," and it was identified as a contributing residence in the formation of the Lincoln Park Historic District in 1998. The survey provides the following description:

*"Built in 1922, this Prairie style home features original stucco exterior, low sloped roof line, double-hung sash windows with lights, casement windows, large picture window facing the front yard, side entrance, and porte cochere extending from the house which covers over the entrance. Owned by A.T. Richardson in 1922, who was the co-owner of the Progress Bulletin until its merger with the Pomona Daily review, when he became the Secretary-Treasurer of the new corporation."*

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

1. In 2009, a Minor Certificate of Appropriateness and Building permit was issued to replace the southern upper fascia boards and northeastern sideboards with like-for-like dimension lumber, along with a re-roofing with like-for-like composition shingles.
2. In 1987, a Building permit was issued to enclose an existing balcony and add a bathroom on the rear façade.
3. In 1984, a Building permit was issued for re-roofing with composition shingles.
4. In 1979, a Building permit was issued for a 15 by 15 foot patio cover and Jacuzzi.

## **PROPOSED PROJECT**

The project consists of major alterations to the rear façade of the existing single-family residence. This includes replacing the flat roof on a 108 square foot legally permitted enclosed balcony (master bathroom) with a new roof to match the pitch and style of the existing roof on the residence. In addition, horizontal siding on the exterior of the enclosed balcony and the first floor below the balcony will be replaced with stucco finish to match the existing stucco finish of the residence, and the enclosed balcony will include three new windows, which, as conditioned, must match the original windows and window trim of the residence.

## **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 proposed alterations are compatible with the height of the existing residence, will match existing windows, has similar massing and spacing, conforms with all single family setback and building distance requirements, will be of the same roof shape as the existing roof, and will have similar architectural details, such as window trim. 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 major alterations to the rear façade of an existing single-family residence. The project has been designed to resemble the existing structure's architectural style. As such, the proposed project will be consistent in style with the residence located in the Lincoln 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 exterior of the remodel will be finished with stucco that will match the existing stucco exterior of the residence. It will be differentiated by using windows of modern construction.

*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 proposed alterations 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.

### **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, the proposed major alterations will have the same window style, proportions, detailing, and materials as the existing residence. The proposed 3:12 roof pitch will match the 3:12 roof pitch 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 major alteration 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 major alteration will reflect the architectural style of the residence and will have no adverse impact on the architectural features of the residence or the Lincoln 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 9130-2017), subject to conditions.

Respectfully submitted,

Emily Stadnicki  
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Prepared by,

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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 (8 ½" x 11")
- 6) Full Size Plans (Separate cover)