



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: JUNE 6, 2018

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9731-2018)
TO ALLOW A 353 SQUARE FOOT ADDITION TO AN EXISTING
SINGLE-FAMILY RESIDENCE LOCATED AT 1462 ALAMEDA STREET
IN THE HACIENDA PARK HISTORIC DISTRICT.

SUMMARY

Issue - Should the Historic Preservation Commission approve a Major Certificate of Appropriateness (MAJCOA 9731-2018) to allow an addition to an existing single-family residence located at 1462 Alameda Street in the Hacienda Park Historic District?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving a Major Certificate of Appropriateness (MAJCOA 9731-2018) to allow an addition to an existing single-family residence located at 1462 Alameda Street, 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 1,116 square foot one-story single-family residence, 360 square foot detached garage, and a 264 square foot patio, located at 1462 Alameda Street in the Hacienda Park Historic District. The Los Angeles County Assessor's records indicate that the main structure was originally constructed in 1947. The single-family residential structure sits on a 9,186 square-foot (0.21 acres) lot in the R-1-7,200 (Single Family Residential) zone (Attachment 2).

The Primary Record survey for the property identifies this residence as "contributing," and it was identified as a contributing residence in the formation of the Hacienda Park Historic District in 2003. The survey provides the following description:

"This Minimal Traditional at 1462 Alameda was built in 1947. Square shape floor plan features a raised front porch with center entry next to a bedroom extension with a bay window. Windows are original wood double hung with wide panes two over two. Shallower gable roof line and stucco wall cladding are also features of minimal traditional styling. Landscaping in front is mature evergreen shrubs and two original orange trees of grove 60 years ago in back side yards, one on each side. Garage is detached and accessed from alley."

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

1. In 2012, a permit was issued for a 60 square foot raised vegetable garden.
2. In 1983, a permit was issued to re-roof the single family dwelling and garage with asphalt shingles.
3. In 1951, a permit was issued for a 264 square foot roofed patio.
4. In 1946, a permit was issued for the 1,116 square foot single family dwelling and 360 square foot detached garage.

PROPOSED PROJECT

The project consists of an addition to existing single-family residence, located to the rear of the property in place of an existing permitted patio cover. The 353 square foot addition will include a new bedroom, bath, and walk-in closet. Two new double hung windows and one new slider window are proposed. Because the bathroom is visible from the street staff has conditioned the slider to be a double hung window, recessed from the exterior wall plane. Staff is also requiring the applicant to provide window specifications and trim details. Therefore, all windows will be compatible with the style and trim of the existing windows. A new sliding glass door will serve as an exterior entry into the bedroom and a single hinged door will serve as interior access. The exterior will have a stucco finish to match the existing stucco in color and texture, and a new asphalt shingle roof to match the existing roof in material and pitch.

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 addition is compatible with the height of the existing residence, has similar massing and spacing, conforms to 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, including window style and 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:

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.

The proposed project involves an addition to 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 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 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.

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.

The proposed addition will not affect significant architectural features of the residence and 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 addition will have the same style, proportions, detailing, and materials as the existing residence. The proposed roof pitch will match the 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 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 9731-2018), subject to conditions.

Respectfully submitted,

Prepared by,

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photograph
- 3) Historic Resources Survey Excerpt
- 4) Project Site Photographs
- 5) Reduced Project Plans
- 6) Full Size Plans (separate cover)