



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: JUNE 6, 2018

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9689-2018)
TO ALLOW A 159 SQUARE FOOT ADDITION TO AN EXISTING
SINGLE-FAMILY RESIDENCE LOCATED AT 1646 ALAMEDA STREET
IN THE HACIENDA PARK HISTORIC DISTRICT.

SUMMARY

Issue - Should the Historic Preservation Commission approve a Major Certificate of Appropriateness (MAJCOA 9689-2018) to allow an addition to an existing single-family residence located at 1646 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 9689-2018) to allow an addition to an existing single-family residence located at 1646 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 1,044 square foot one-story single-family residence, 370 square foot detached garage, and a 200 square foot patio, located at 1646 Alameda Street 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 5,895 square-foot (0.14 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 with modifications" 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 World War II Era Cottage has a rectangular layout with a gable on the ridge. The front porch is simple with a shed-style roof extending from the main roof. It has simple wood supports. Wall cladding is stucco. Windows have been replaced by aluminum framed windows. The driveway is located on the south side of the house and leads to a detached garage."

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

1. In 2012, a Minor Certificate of Appropriateness was issued to add a front railing to the front porch.
2. In 2010, a permit and Minor Certificate of Appropriateness were issued for the change out and retrofit of 10 windows to match the original windows.
3. In 1987, a permit was issued for a re-roof with Class "A" composition shingles.
4. In 1973, a permit was issued for a 200 square foot screened patio.
5. In 1959, a permit was issued for the removal of two interior walls.
6. In 1948, a permit was issued for a 400 square foot garage.

PROPOSED PROJECT

The project consists of an addition to an existing single-family residence, located to the rear of the property in place of an existing permitted patio cover. The 159 square foot addition will serve as an expansion of an existing bedroom with new bath and walk-in closet. Two new vinyl sliding windows are proposed. The exterior will have a stucco finish to match the existing stucco in color and style, 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, but as proposed, includes vinyl sliders. Staff has conditioned the applicant to provide a recessed, double hung wood window or pair of windows in the living room. (The small vinyl window in the new bathroom is near the rear of the house and partially obscured.) 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 shall be differentiated from the old and will be compatible with 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, as conditioned, 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, 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 addition will have the same 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 and the windows have been conditioned to be compatible. 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, as conditioned, 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 9689-2018), 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)