



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: June 6, 2018

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-6548-2017) TO ALLOW THE CONSTRUCTION OF A 375 SQUARE FOOT REAR ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1641 HACIENDA PLACE.

SUMMARY

Issue – Should the Historic Preservation Commission approve a Major Certificate of Appropriateness (MAJCOA 6548-2017) to allow the construction of a 375 square foot rear addition to an existing single family residence located at 1641 Hacienda Place 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-6548-2017) to allow an addition to an existing single family residence located at 1641 Hacienda Place, 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.

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).

City Initiated Corrective Action – None

BACKGROUND

The subject property totals 5,375 square feet and is located in the R-1-7,200 Single-family Residential district. According to county assessor records, the property was first developed in 1949 with a single story, 768 square foot single family dwelling. There is also an existing, 216 square foot attached garage and 318 square foot patio cover. The single family residence was identified as a “contributing structure with modifications” in the Hacienda Park Historic District survey.

The survey description of the structure reads, “ *This World War II Era Cottage has a simple cross-gabled roof form. It has a dominant 20-paned picture window to the right of the front door. A corner casement window is to the right front of the house. An attached garage is on the right of the house, with the front door and entry next to it. There is some decorative brick detailing in the porch area. Wall-cladding is smooth stucco.*”

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

1. 1/10/1977 - Patio cover.

PROPOSED PROJECT

The applicant is requesting a Major Certificate of Appropriateness to allow the construction of a 375 square foot rear addition. The addition will serve as an master bedroom with new bath and walk-in closet. The proposed addition will match the color, style and architecture of the existing dwelling, utilizing compatible materials.

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 COA projects 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 in architectural style with the existing adjacent contributing structures in the Hacienda Park Historic District in that the neighboring contributing structures were built in architectural styles common to the mid 20th century. The design of the addition is compatible with the World War II Era Cottage architectural design of the main residence given that the massing, roof shape, scale and siding and will resemble the existing main building. Therefore, the new addition 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 includes a new addition to the rear of an existing single family residence. The design of the addition is compatible with the World War II Era Cottage architectural design given that massing, roof shape, scale and siding will resemble the existing main residence. As such, the proposed project will be consistent in architectural style with the historic residence. The proposed project will not impact the historic character of the home and the surrounding historic district will not be negatively impacted.

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 project as described above will not significant impact the architectural features of the residence and, therefore, will not have a negative impact on the essential form and integrity of the historic property. If removed in the future, the new 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. The design of the addition will not significantly impact the architectural integrity of the existing residence as it was designed to be compatible with the World War II Era Cottage architectural in terms of massing, roof shape, scale and siding. 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 addition meets the requirements of the Historic Preservation Design Guidelines, the standards contained in Section .5809-13 of the Zoning Ordinance and the SOI Standards for Rehabilitation. The overall project will reflect the historic architectural style of the residence and will have no adverse impact on the architectural features of the residence. Therefore, the project is consistent with the applicable standards and guidelines and staff recommends that Historic Preservation

Commission adopt the attached resolution approving a Major Certificate of Appropriateness (MAJCOA 5710-2016), subject to conditions.

Respectfully submitted,

Prepared by,

Emily Stadnicki, AICP
Development Services Manager

Vinny Tam, AICP
Senior Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photograph
- 3) Historic Resources Survey Excerpt with Photos
- 4) Reduced Project Plans
- 5) Full Size Plans (Separate cover)