



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: January 16, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10094-2018)
Major Certificate of Appropriateness (MAJCOA 10094-2018) to allow a 480 square foot rear addition to an existing single-family residence located at 112 E. Jefferson Avenue in the Lincoln Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 10094-2018) to allow for an addition to the rear of an existing single-family residence located at 112 E. Jefferson Avenue, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	112 E. Jefferson
Assessor's Parcel Number (APN)	8339-024-009
Lot Size	7,920 SF (0.181 Acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-6000 Single Family Zoning District
Historic District	Lincoln Park Historic District
Specific Plan	N/A
City Council District	District 4
Applicant	Jose Serrano
Property Owner	Jose Serrano & Gabriella Serrano

RELATED ACTIONS

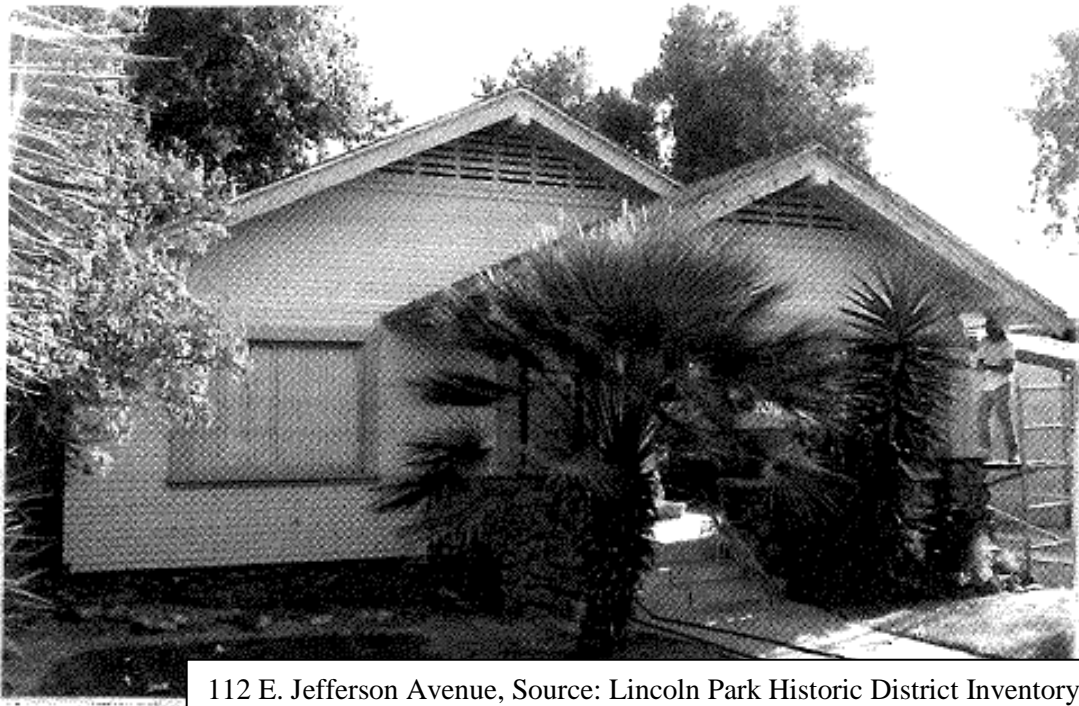
Historic Preservation Commission	N/A
Code Enforcement	1/6/06: Code case for overgrown vegetation in the alley. Closed, 2/18/06. 6/6/09: Code case for overgrown vegetation in the alley. Closed, 7/24/09. 12/17/10: Code case for overgrown vegetation in the alley. Closed, 3/02/11.
Building & Safety	4/02/40 Re-shingle house roof and the garage. 3/23/53 Re-shingle house roof and the garage.
Planning	9/10/18 Minor Certificate of Appropriateness 10635-2018 for the trimming of two oak trees.

BACKGROUND

The property is currently developed with a 1,320 square foot one story single-family residence, 256 square foot detached garage, and a 256 square foot covered porch, located at 112 E. Jefferson Avenue in the Lincoln Park Historic District (Attachment 2). The Los Angeles County Assessor's records and Building & Safety's records indicate that the main structure was originally constructed in 1923. The single-family residential structure sits on a 7,920 square-foot (0.181 acres) lot in the R-1-6,000 (Single-Family Residential) zoning district.

The Pomona Historic Resources Survey conducted by Diane Marsh in 1993 (Attachment 3), identifies this residence as "contributing," and it was also identified as a contributing residence in the formation of the Lincoln Park Historic District in 1998. The inventory provides the following description:

"The clapboard siding and river rock foundation, porch wall and piers are typical of Craftsman Bungalows in the area. The single-paned front picture window without side windows reflects a simplicity seen occasionally in a Craftsman. The broad, low-pitched, dual, front-facing gables with simple rafter support beams and a low, three step-up foundation contribute to the overall appearance of this basic Craftsman. The forward gable covers a corner wrap-around corner porch onto which the front door and a front-facing side door open. This contributes to the massive appearance of this style. Accents are provided by the tapered porch roof support columns, finished eaves, and slat-covered attic vents. The original owners were Harry A. and Sara C. Jameson."

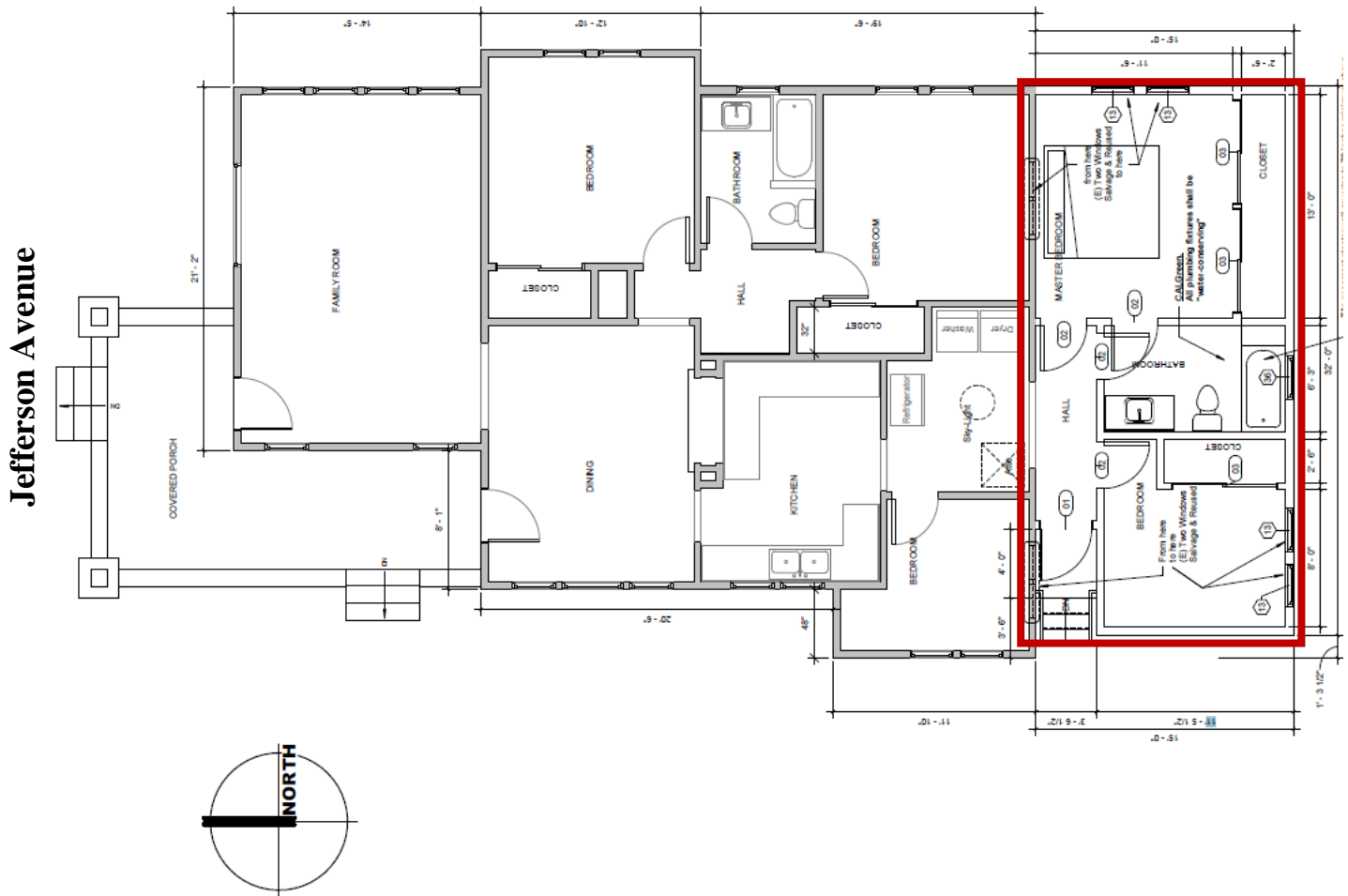


112 E. Jefferson Avenue, Source: Lincoln Park Historic District Inventory

PROPOSED PROJECT

The proposed project consists of a new 480 square foot rear addition to the south side of the single-family residence, as shown in Figure 1, below. The proposal will include the addition of a bedroom, master bedroom, and bathroom, with the entire exterior finish to consist of new wood siding to match the existing siding of the house, and rough stone veneer to match the existing river rock foundation. Distinctive elements of the residence, such as exposed rafters, slat-covered vents, and siding corner caps will be continued in the proposed addition. The proposed addition will salvage and re-use four existing rear original windows (Attachment 4). The bathroom will include one new double-hung wood framed window to match the existing. The proposed roof will consist of a 6:12 pitch to match the existing roof pitch, and composition shingles to match the existing roofing material.

Figure 1. Proposed Site Plan



APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (Historic Preservation), “no work including exterior alteration and demolition, may be conducted on a designated historic landmark, on existing or new buildings, public streets, public streetscape, public sidewalk, public structures, public buildings, spaces and public works projects within a designated historic district without first obtaining a certificate of appropriateness from the city.” Major projects include “changes which significantly alter the following: height, proportions, the relationship of the building mass and space, roof shape, scale or distinctive facades of the structure.”

The existing structure is both located within a historic district and is a contributing residence, therefore a Major Certificate of Appropriateness is required. Furthermore, the proposed project is subject to consistency with the City of Pomona’s 1999 Design Guidelines for Historic Properties and Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

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

As illustrated in Table 1, below, the addition to the existing residence is consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

The new addition will be similar in character to the existing residence constructed in the 1920s. This addition is a simple box shape, hidden from public street view, and does not affect the historic features of the existing elevation. It will be set back approximately 43 feet from the rear property line of the lot. The size and massing of the proposed addition will be hidden from public street view and will not affect the massing and character of the existing residence (Attachment 5).

Table 1. *Compliance with .5809-13 (Historic Preservation)*

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Height	Is the height and bulk compatible with surrounding structures and in conformance with maximum allowable height?	X	
Proportions of Windows and Doors	Are proportions and relationships between doors and windows compatible with the architectural style and character of surrounding structures?	X	
Relationship of Building Masses and Spaces	Are proposed structures and/or remodeled spaces and created spaces consistent with the shapes and setbacks of existing adjacent structures?	X	

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Roof Shape	Is the design of the roof compatible with the architectural character and style of surrounding structures?	X	
Scale	Is the scale of the structure compatible with the architectural character and style of the existing building?	X	
Directional Expression/Facades	Are facades compatible with the dominant horizontal and vertical expression of surrounding structures?	X	
Architectural Details	Do architectural details like materials and textures make new construction compatible with the architectural style and character of the historic district?	X	
Architectural Rhythm and Articulation	Do proposed structures and façade remodeling show rhythmic repetition of architectural details for compatibility with façade articulation of existing adjacent buildings?	X	
New additions	When new additions and adjacent related new construction are removed, will essential form and integrity of the historic property and its environment be impaired?		X
Exterior mechanical equipment	Is the design, style, color and texture of the required screening method compatible with the existing or proposed building/façade design?	N/A	

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines states that new additions preserve the historic and architectural integrity of the existing building and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. The proposed addition will resemble the existing residence 1920's style, color, and texture. It is positioned and massed to protect the historic and architectural integrity of the original 1923 residence. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

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 two room additions and a bathroom addition. The proposed 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 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 room addition will be constructed with new materials that will match the existing residence.

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 the significant architectural features of the building and, therefore, will not have a negative impact on the essential form and integrity of the historic property. If the addition was removed in the future, the essential form and integrity of the 1923 historic residence would be retained.

PUBLIC NOTICING

On January 2nd, 2019, a public hearing notice was sent to the applicant and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures), Section 15303 Categorical Exemption per Section 15301 (L.1) which allows for new construction of small additions and structures.

CONCLUSION

The design and materials of the proposed major alteration meets the standards contained in Section .5809-13 of the Zoning Ordinance, the Design Guidelines, 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 existing residence. Therefore, the project is consistent with all applicable standards and guidelines.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP
Planning Manager

Alex Jimenez
Assistant Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Information Form, 1993
- 4) Project Site Photographs
- 5) Project Plans

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