



# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

**DATE:** March 6, 2019

**TO:** Historic Preservation Commission (HPC)

**FROM:** Development Services Department, Planning Division

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 770-2015)

Major Certificate of Appropriateness (MAJCOA 770-2015) to allow a 200 square foot addition to an existing single-family dwelling located at 239 Monroe 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 770-2015) to allow an addition to an existing single-family dwelling located at 239 Monroe Avenue, subject to findings and conditions of approval.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	239 Monroe Avenue
<b>Assessor's Parcel Number (APN)</b>	8339-018-012
<b>Lot Size</b>	7,200 SF (0.165 Acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-1-6000 Single Family Zoning District
<b>Historic District</b>	Lincoln Park Historic District
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	Michele Ritchie
<b>Property Owner</b>	Michele Ritchie

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	N/A
<b>Code Enforcement</b>	10/11/18: Unpermitted Addition
<b>Building &amp; Safety</b>	7/8/77: Swimming Pool Construction
<b>Planning</b>	7/27/15: Minor Certificate of Appropriateness for Tree Trimming 1/5/15: Minor Certificate of Appropriateness for Window Change Out ( <i>Unexecuted</i> ) 8/7/2017: Minor Certificate of Appropriateness for Tree Trimming 1/4/2018: Minor Certificate of Appropriateness for Tree Trimming

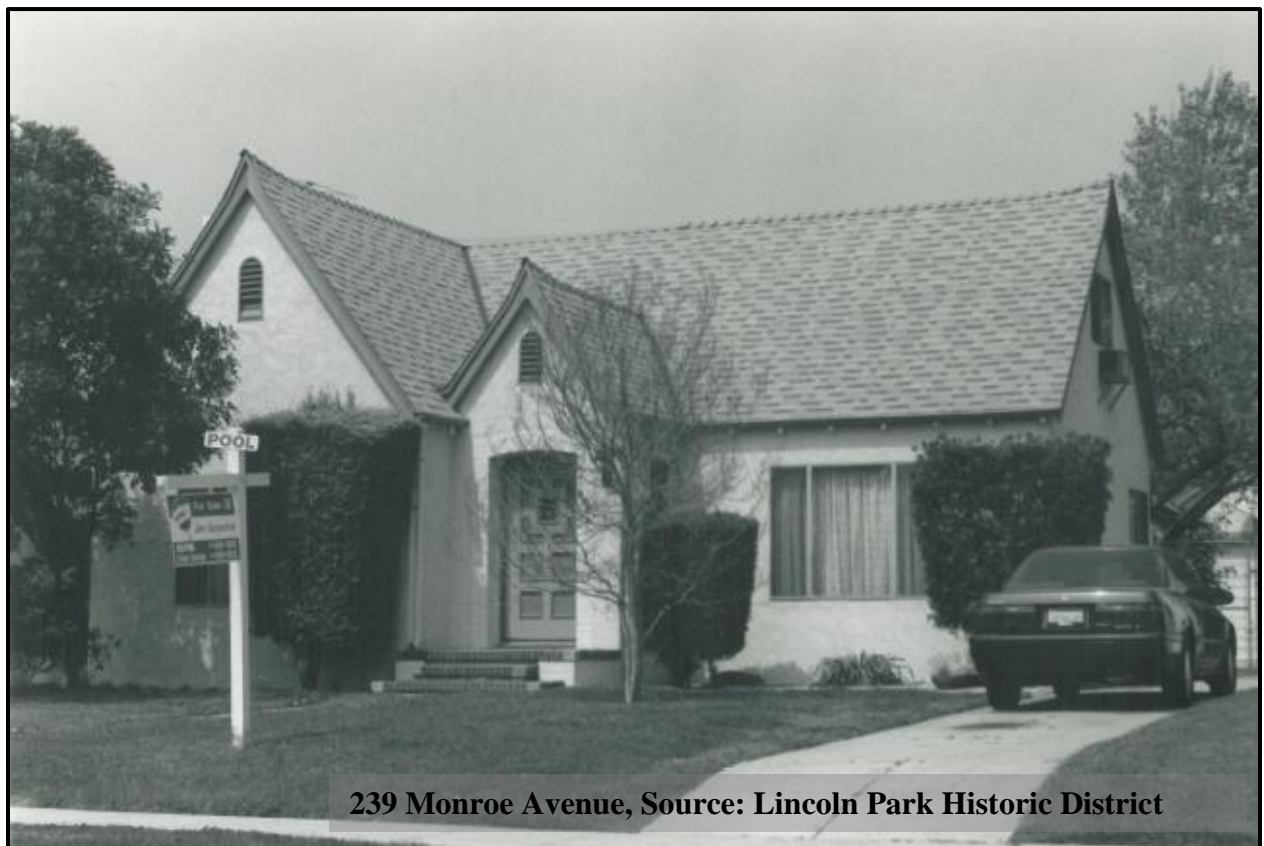
## EXISTING CONDITIONS

The project site is located in the Lincoln Park Historic District, in the Single-Family Residential (R-1 6,000) zone and consists of one (1) parcel, totaling approximately 7,200 square feet (Attachment 2). The project site is currently developed with a 1,600 square foot two-story single-family dwelling and 310 square foot detached garage. According to the Los Angeles County Assessor's Office and Building & Safety's records the single-family dwelling was originally constructed in 1929.

## HISTORICAL SIGNIFICANCE

The Pomona Historic Resources Survey conducted by Diane Marsh in 1993 identified the subject dwelling as "contributing with moderate alterations" (Attachment 3). In the formation of the Lincoln Park Historic District in 1998, the subject dwelling was identified as "contributing with modifications". The Lincoln Park Historic District Inventory provides the following description:

*"Built in 1929, this English Tudor Revival has a steeply pitched gable roof. The six-room home is clad in stucco. Aluminum windows replace the original. The paneled front door is unique and capped with an arched doorway. Its original cost was \$6,000. Harold and Cora Blackmore were the first residents."*

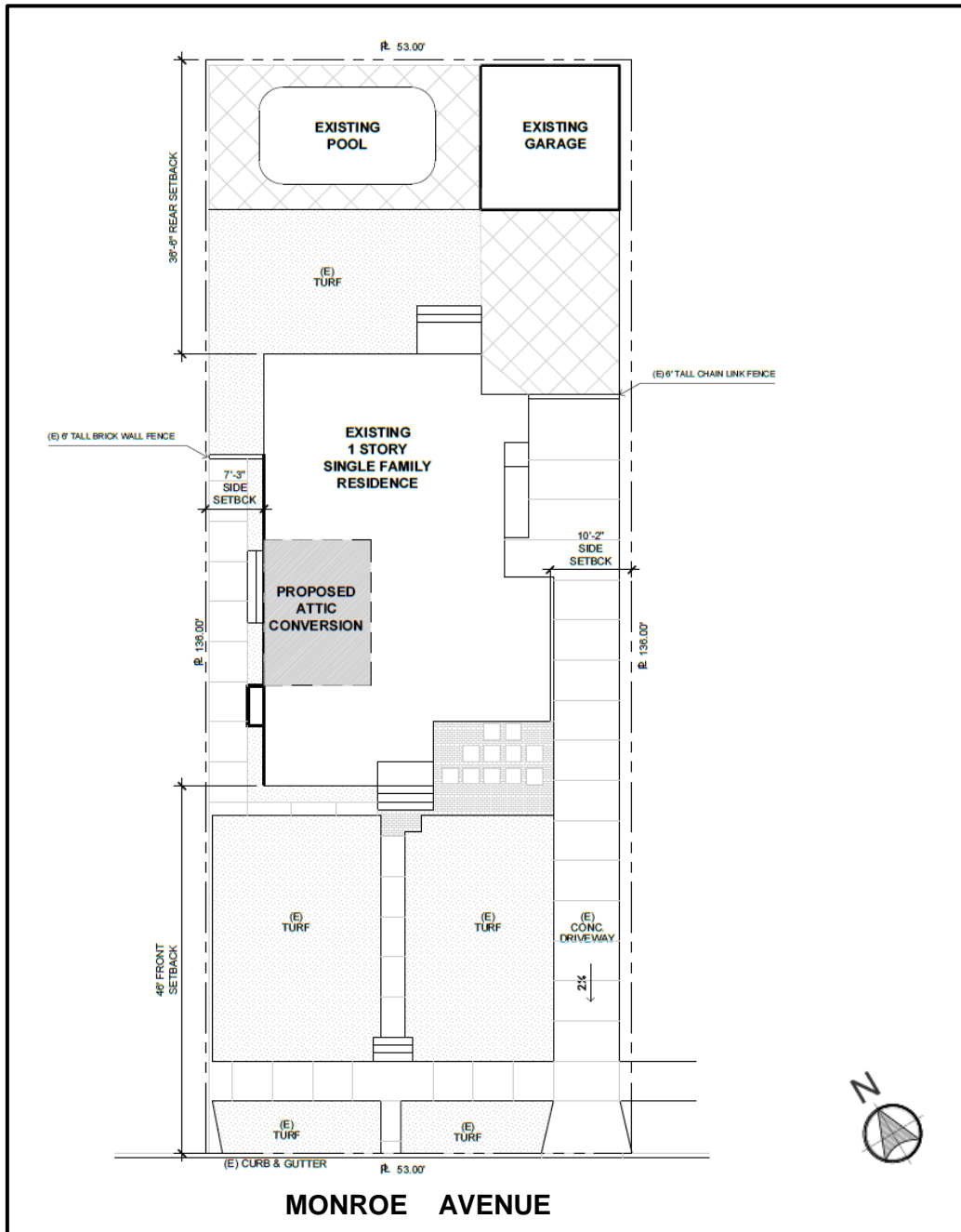


239 Monroe Avenue, Source: Lincoln Park Historic District

## PROPOSED PROJECT

The proposed project is requesting approval of an existing unpermitted 200 square foot addition to an existing 1,600 square foot single-family dwelling (Figure 1). The addition is located on the central west portion of the second story. The addition is the conversion of attic space resulting in a shed dormer on the west elevation of the existing single-family dwelling. The unpermitted shed dormer matches the exterior of the residence and consists of clad stucco, composition shingles, and aluminum windows (Attachment 4). The existing dormer is proposed to be altered to be consistent with the dwelling's rafters.

**Figure 1.** *Proposed Site Plan*



## APPLICABLE CODE SECTIONS

1. Pomona Zoning Ordinance, Section .5809-13 (Historic Preservation)
2. City of Pomona 1999 Design Guidelines for Historic Properties
3. Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties

## ANALYSIS

### **Section .5809-13 (Historic Preservation) of the Zoning Ordinance Standards:**

As illustrated in Table 1, the addition to the existing residence is consistent with the standards contained in Section .5809-13 of the Zoning Ordinance. The addition is similar in character to the existing dwelling constructed in the 1929. The addition is hidden from public street view by a large ficus tree, and does not affect the historic features of the existing south front elevation. The size and massing of the addition is hidden from public street view and will not affect the massing and character of the existing dwelling.

**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	
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	

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
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	

### **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 dwelling's revival style, color, and texture. It is positioned and massed to protect the historic and architectural integrity of the original 1929 dwelling. 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 addition has been designed to resemble the dwelling'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 addition was constructed with new materials that 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 addition does not affect the significant architectural features of the building and, therefore, does not have a negative impact on the essential form and integrity of the historic property. If the addition were to be removed in the future, the essential form and integrity of the 1929 historic dwelling would be retained.

## **PUBLIC NOTICING**

On February 21, 2019, a 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. No correspondence has been received to date.

## **ENVIRONMENTAL REVIEW**

Section 15301 of the California Environmental Quality Act guidelines exempts projects consisting of additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Accordingly, Major Certificate of Appropriateness (MAJCOA 770 – 2015) may be classified as a Class 1 Categorical Exemption, pursuant to Section 15301(e)(1) of California Environmental Quality Act guidelines.

## **CONCLUSION**

The design and materials of the 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 reflects the architectural style of the dwelling and has no adverse impact on the architectural features of the existing dwelling. Therefore, the project is consistent with all applicable standards and guidelines.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP  
Planning Manager

Alina Barron  
Assistant Planner

## **ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Information Form, 1993 & 1998
- 4) Project Site Photographs
- 5) Project Plans

