



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: March 6, 2019 (*Continued from February 6, 2019*)

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9645-2018)**
Major Certificate of Appropriateness to allow the demolition of an existing 360 square foot garage and replace with a new detached garage. The proposed project includes a new 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located at 590 E. Kingsley Avenue in the Lincoln Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving a Major Certificate of Appropriateness (MAJCOA 9645-2018) to allow the demolition of an existing 360 square foot garage and the construction of a new detached garage. The project includes a new 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property located at 590 E. Kingsley Avenue (Attachment 2), subject to conditions.

PROPERTY & APPLICANT INFORMATION

Address	590 E. Kingsley Avenue
Assessor's Parcel Number (APN)	8337-006-004
Lot Size	12,971 SF (0.30 Acre)
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	Terry Valles
Property Owner	Tingli Luo

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	4/8/11: Code case for trimming of trees without a permit. Minor Certificate of Appropriateness obtained. Closed, 7/14/11.

	<p>4/19/13: Code case report of trees being trimmed. Homeowner provided a copy of Exemption Verification permit approved by Bill Evans. Permit to remove 2 Pine trees in front yard and 4 trees in back yard. Closed, 5/10/13</p> <p>6/20/13: Code case for report of canopy in rear of driveway. Canopy behind 6 foot fence. Closed, 8/14/13</p> <p>6/2/16 Report of room built inside garage. Upon inspection, room found. Current owner specified was already there when ownership of property changed hands. Owner agreed to remove. Inspection conducted on 9/7/16 and found that room was removed. Closed, 9/21/16.</p>
<p>Building & Safety</p>	<p>10/11/34: Re-shingle roof on dwelling</p> <p>5/7/90: Replace windows, remove all interior plaster and trim and replace with drywall and insulate</p> <p>12/4/97: Remove existing driveway and replace with concrete</p>
<p>Planning</p>	<p>1/7/98: Minor Deviation Variance (MDV 98-001) to allow a height addition greater than 3' within the 25' setback</p> <p>8/10/05: Minor Certificate of Appropriateness (MISC 05-304) to allow trimming of branch that has fallen on neighboring property</p> <p>4/18/11: Minor Certificate of Appropriateness (MCOA 11-025) for the trimming of two Pine trees located in front yard. (work done prior to permit issuance)</p> <p>4/11/13: Exemption Verification Form application approval to allow the removal of a total of 6 trees: 2 Pine trees in front yard and 4 trees in back yard. Determination made by City Official that the following criteria were met: existing trees are a threat to life, property, or the provision of essential services and removal of tree that is interfering with the provision of essential services such as electrical power.</p>

BACKGROUND

The applicant, Terry Valles, submitted a request to demolish an existing 360 square foot detached garage and construct a new 737 square foot three-car garage. The proposed garage is attached to a new 1,200 square foot accessory dwelling unit, to be reviewed under a separate ministerial permit.

On February 6, 2019, the Historic Preservation Commission held a public hearing to consider Major Certificate of Appropriateness No. 9645-2018 to allow the demolition of an existing 360 square foot garage and construct a new 737 square foot three-car garage to be attached to a new 1,200 square foot accessory dwelling unit. In discussions for the project, the Historic Preservation Commission had concerns related to the proposed three-car garage.

The Historic Preservation Commission voted to continue the project to the March 6, 2019 meeting and asked the applicant to provide plan options to include the following design options:

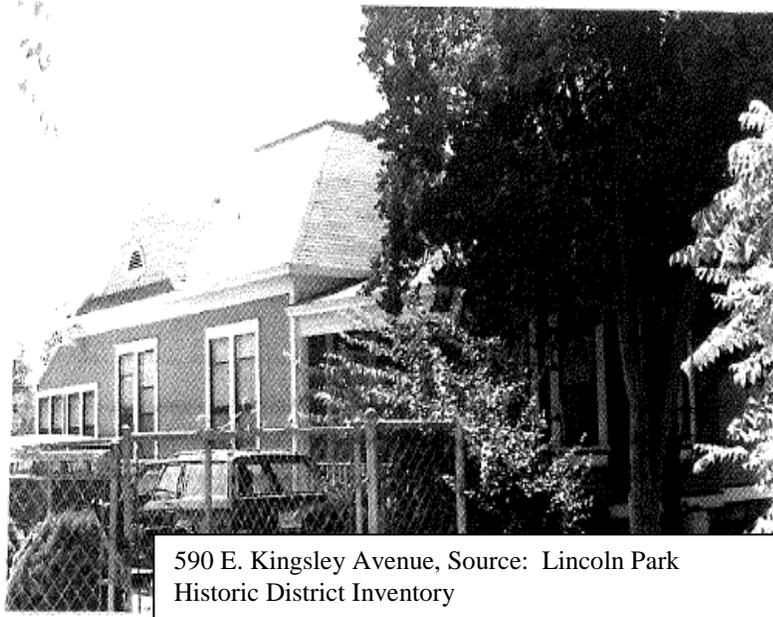
- a) Detached two-car garage
- b) Detached three-car garage

PROJECT DESCRIPTION

The property is currently developed as a 1,035 square foot one-story, single-family residence with a 360 square foot detached garage, located at 590 E. Kingsley Avenue in the Lincoln Park Historic District. The architectural style of the home is Victorian. The Historic Resources Inventory Survey (Attachment 3) for the property indicates that it was built in approximately 1905. The single-family residential structure is located on a 12,971 square-foot (0.30 acre) lot in the R-1-6,000 (Single Family Residential) Zone (Attachment 4).

The Historic Resources Inventory survey for the property identifies this residence as “contributing,” and it was identified as a contributing residence in the formation of the Lincoln Park Historic District in 1998. The survey provides the following description:

“At the end of the block a Victorian stands in contrast to the simpler homes. A truncated, hipped roof covers the structure. A gables protrusion centered on the front elevation covers a large three-sided bay window. A corner porch sits to the left under a gently sloped canopy supported by a tapered column. A transom sits over the front door. Both gables have fish scale shingles. The side gable has a small semi-circular louvered vent which the front gables has a larger more coarsely louvered rectangular vent. The windows display the tall narrow shape characteristic of the Victorian except for a row of four smaller and shorter windows at the rear, most likely the decorative inset panels. The house is covered with narrow clapboards siding with corner facias and has tight, boxed eaves. This house may have been moved from 290 E. Kingsley Avenue. The earliest recorded owner was John Lonnon (1905 city directory). Mr. Lonnon was a rancher.”



PROPOSED PROJECT

The project includes the demolition of an existing 360 square foot garage and construction of one of two options: a) detached 516 square foot two-car garage or b) detached 737 square foot three-car garage. The proposed includes a new accessory dwelling unit (Attachment 5). The proposed accessory dwelling unit will be reviewed under a separate ministerial permit. The new accessory dwelling unit and new attached garage will include details such as exterior redwood lap siding with 1 ½” overlap, wood double hung windows, louvered vents, gabled roof, wood columns near front entry way, and fish scale shingles to match the existing single-family residence.

APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (Historic Preservation), *Major projects shall 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. Examples of major projects shall include, but not be limited to room additions, adding dormers, expanding a garage, adding a porch, removing distinctive shutters or part or all of a structure. This category also includes demolition and/or replacement of primary use buildings or structures, and construction/installation of new buildings, structures, new public sidewalks, new public streetscape improvements, new street lamps, new public buildings and structures, and development of new public spaces within an historic district.*

The existing structure is located within the Lincoln Park 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

Section .5809-13 of the Zoning Ordinance requires that 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. Furthermore, per recent State law SB 1069 and SB 299 pertaining to accessory dwelling units, the proposed accessory dwelling unit associated with this project is not being reviewed as part of this discretionary process. The accessory dwelling unit will be reviewed ministerially reviewed upon plan check submittal to the Building and Safety Department.

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. As illustrated in Table 1, the demolition of the existing garage and proposed new garage are consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

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	
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?	X	

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 consists of a new detached garage. The project has been designed to resemble the existing structure’s architectural style. The windows and doors will be compatible with the existing windows and doors in proportion and material. Siding of the new exterior will be compatible with the existing siding as new siding is of redwood similar to the existing structure. As such, the proposed project will be consistent in style with the residences 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 garage will have the same pitch and material as the existing roof.

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 new garage will not affect the significant architectural features of the residence and, therefore, will not have a negative impact on the essential form and integrity of the historic property. The proposed new garage will be located to the rear of the property, which will not directly visible from the public right-of-way.

Consistency with the Historic Preservation Design Guidelines

New Construction:

The ideal preservation approach in the Design Guidelines state that new construction projects preserve the historic and architectural integrity of the existing residence and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. As stated previously, the proposed garage and accessory dwelling unit will have the same style, proportions, detailing, and materials as the existing residence. The proposed 8:12 roof pitch will match the 8:12 roof pitch on the main residence. The exterior walls of the addition and garage will have siding that matches the existing residence. The new windows and doors will match the existing as conditioned. The new garage and accessory dwelling unit will have the same design elements, proportions, massing, and scale as the existing structure; therefore, the proposed new garage is consistent with the ideal preservation approach described in the Design Guidelines.

DEMOLITION

The ideal preservation approach in the Design Guidelines states that before demolition is considered, possibilities for creative rehabilitation and reuse should be fully explored; however, relocation of the structure would be infeasible. The proposed new garage consists of the same design as the existing historic building.

PUBLIC NOTICING

On January 24, 2019 a notice was sent to the applicant, posted at the subject site, and mailed to all owners and occupants 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 Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 (Existing Facilities), Section 15301(L.4) and Class 3 (New Construction of Small Structures), Section 15303(e).

CONCLUSION

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 Lincoln 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 approving Major Certificate of Appropriateness (MAJCOA 9645-2018), subject to conditions.

Respectfully submitted,

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Acting Development Services Director

Prepared by,

Sandra Elias
Assistant Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photograph
- 3) Historic Resources Survey Excerpt
- 4) Project Site Photographs
- 5) Project Plans