



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: March 6, 2019

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011076-2018)

Major Certificate of Appropriateness (MAJCOA 011076-2018) to allow a 509 square feet addition at a property within the R-1-7,200 (Single Family Residential) Zone, located at 435 Texas Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 011076-2018), subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	435 Texas Street
Assessor's Parcel Number (APN)	8340-015-003
Lot Size	4,458 sf (.10 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-7,200
Historic District	Wilton Heights Historic District
Specific Plan	N/A
City Council District	District 1
Applicant	Anzhela Ghazaryan
Property Owner	Anzhela Ghazaryan

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	Minor Deviation Variance obtained January 22, 2019 to allow deviation from minimum required side yard setback of five feet to four feet.

SITE DESCRIPTION AND BACKGROUND

The property is currently developed as a 717 square foot single-family residence. It is located on Texas Street within the R-1-7,200 Zone and within the Wilton Heights Historic District (Attachment 2). To the north, west, east, and south of the property are single family residential homes. Site photographs have been attached for reference (Attachment 3).

The site is identified in a historic resource inventory form (Attachment 4) prepared by Lauren Flores on April 7, 2005, and coded as 5D1 which identifies the property as “*contributor to a district that is listed or designated locally.*” The following description of the property was provided in the form:

“This building is a one-story, single family residence constructed in 1940 in the Minimal Traditional style. It has an irregular plan with a symmetrical façade facing south. The foundation is concrete. The wood framed structural system has a rough cementitious stucco exterior cladding that does not appear to be original. It is sheltered by a low-pitched, side-facing gabled roof with overhanging eaves.

There are two identical windows on the front façade, one on either side of the front entrance. Both are double-hung wood sash windows with wood casing and sills. Windows on other elevations are similar to those found on the front façade. An air conditioning unit has been mounted to the west elevation. The front entrance is located at the center of the front façade and is obscured by a metal security door. A metal awning has been attached to the front façade over the door, and a metal downspout runs down the façade to the west of the door. A satellite dish and a large antenna have been mounted to the roof. A metal air conditioning turbine has been mounted to the top of the gable.

The land in front of the structure has been covered with concrete and is currently utilized as parking space. There is a concrete driveway that runs along the east side of the structure. It leads to an attached single-car garage. There are no other notable landscaping elements. Alterations to this building may include the re-stuccoing of the exterior surfaces. It appears to be in fair to good condition. The integrity is fair to good.

This Minimal Traditional single-family residence’s character defining features include:

- Rough cementitious stucco exterior wall cladding*
- A low pitched gable roof with composite shingles,*
- Attached single-car garage”*

Past approved building permits show that minimal work such as installation of A/C, installation of electrical and furnace was completed on the home. New owners of the property found additions that were illegally constructed on the home and subsequently the illegal addition was demolished, and the application for a Major Certificate of Appropriateness was submitted November 28, 2018 for the proposed addition. Furthermore, the applicant applied for a Minor Deviation Variance (MDV) on December 10, 2018 to request for 20% reduction of side yard setback, to extend their addition along the existing legal non-conforming setback. Approval for

the MDV was granted to reduce their required side yard setback from five feet to four feet.

PROPOSED PROJECT

The proposed project consists of adding 509 square feet of living space on the rear side of the residence to increase the overall living space of the existing structure. The existing structure has a kitchen, living area, one bedroom, and one bathroom. The addition includes two bedrooms, additional closet spaces, one bathroom, hallway, and washer and dryer room. The exterior façade of the new addition will complement the existing structure. The existing front entry door will be replaced with like material. The addition to the property will incorporate a cross gabled roof. The addition to the property will carry the same architectural detail and rhythm, such as rafters underneath the roof eaves. New windows will match the existing double hung wood sash windows with wood casing and sills, and the new exterior will have matching rough cementitious stucco exterior wall cladding, which has been identified as a characteristic of this Minimal Traditional home. The project plans have been attached for reference (Attachment 5).

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.

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 proposed addition, as conditioned, is 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, as conditioned	
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, as conditioned	
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, as conditioned	
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 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 a 509 square foot addition to an existing single-family residence. The project has been designed to resemble the existing structure's architectural style. New 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 cementitious stucco. The addition will incorporate a cross gabled

roof to differentiate between the old and new structure. In addition, the roof of the addition will maintain a 3:12 roof pitch to differentiate from the existing roof pitch of 4:12. As such, the proposed project 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.

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 residence and, therefore, will not have a negative impact on the essential form and integrity of the historic property. The addition is located in the rear of the property and will not be visible from the public view. 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

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, doors, roof, siding, 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 exterior walls of the addition will have siding that matches the existing residence. The new windows and doors will match the existing as conditioned. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

PUBLIC NOTICING

On February 20, 2019 a public hearing notice was sent to the owner and applicant. On February 21, 2019 a public notice was posted at 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 1 (Existing Facilities), Section 15301, Categorical Exemption per Section 15301(e)(2). The proposed project meets the exemption requirement as the proposed addition will not exceed 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

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 011076-2018), subject to conditions.

Respectfully submitted by:

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Prepared by:

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ATTACHMENTS:

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