



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: July 3, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 5107-2016)

Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, a new block wall, and new front yard vinyl fencing on an existing noncontributing single-family residence located at 402 Randolph Street in the Wilton Heights Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall on an existing noncontributing single-family residence located at 402 Randolph Street in the Wilton Heights Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	402 Randolph Street
Assessor's Parcel Number (APN)	8340-012-031
Lot Size	7,403 SF (0.169 Acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-7,200 Single Family Zoning District
Historic District	Wilton Heights Historic District
Specific Plan	N/A
City Council District	District 1
Applicant	Leon Mays
Property Owner	Leon Mays

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	06/05/06 Code case to remove Christmas lights on home. Closed, 7/18/06. 07/21/09 Code case for inoperative vehicle and graffiti. Closed, 11/02/09. 10/28/15 Code case for exterior work without permits; remains open as a building code case.

Building & Safety	11/29/54 Addition of service porch at rear 120SF 10/05/65 Re-shingle dwelling roof. 02/04/66 Addition of porch awning 120SF. 12/04/69 Demolish garage. 01/02/70 Addition of double garage 900SF. 06/19/87 Re-shingle dwelling roof.
Planning	09/24/15 Minor COA to legalize exterior work but determined a Major COA was required. 06/13/16 Major COA to legalize exterior work.

BACKGROUND

The property is currently developed with a 1,662 square-foot one story single-family dwelling, a 900 square-foot detached garage, a 120 square-foot uncovered porch at the rear, and a 120 square-foot covered front porch. The dwelling has a rectangular plan placed on a corner lot and is characterized by a rough stucco exterior. It is sheltered with a hip roof clad with composition shingles. The Los Angeles County Assessor's records and Building & Safety's records indicate that the main structure was originally constructed in 1925. The residential structure sits on a 7,403 square-foot corner lot in the R-1-7,200 (Single-Family Residential) zoning district and within the Wilton Heights Historic District (Attachment 2).

The Pomona Historic Resources Survey conducted by Diann Marsh in 1993 identifies this residence as a Craftsman Bungalow with major alterations, provides it with a rating of "NA," and does not provide a photo. The definition of "NA" is defined as a building that does not contribute to the historic streetscape because it has been significantly altered. Additionally, the residence is identified as noncontributing in the 1999 Wilton Heights Historic District formation documentation (Attachment 3). The Historic Resources Survey provides the following description (Attachment 4):

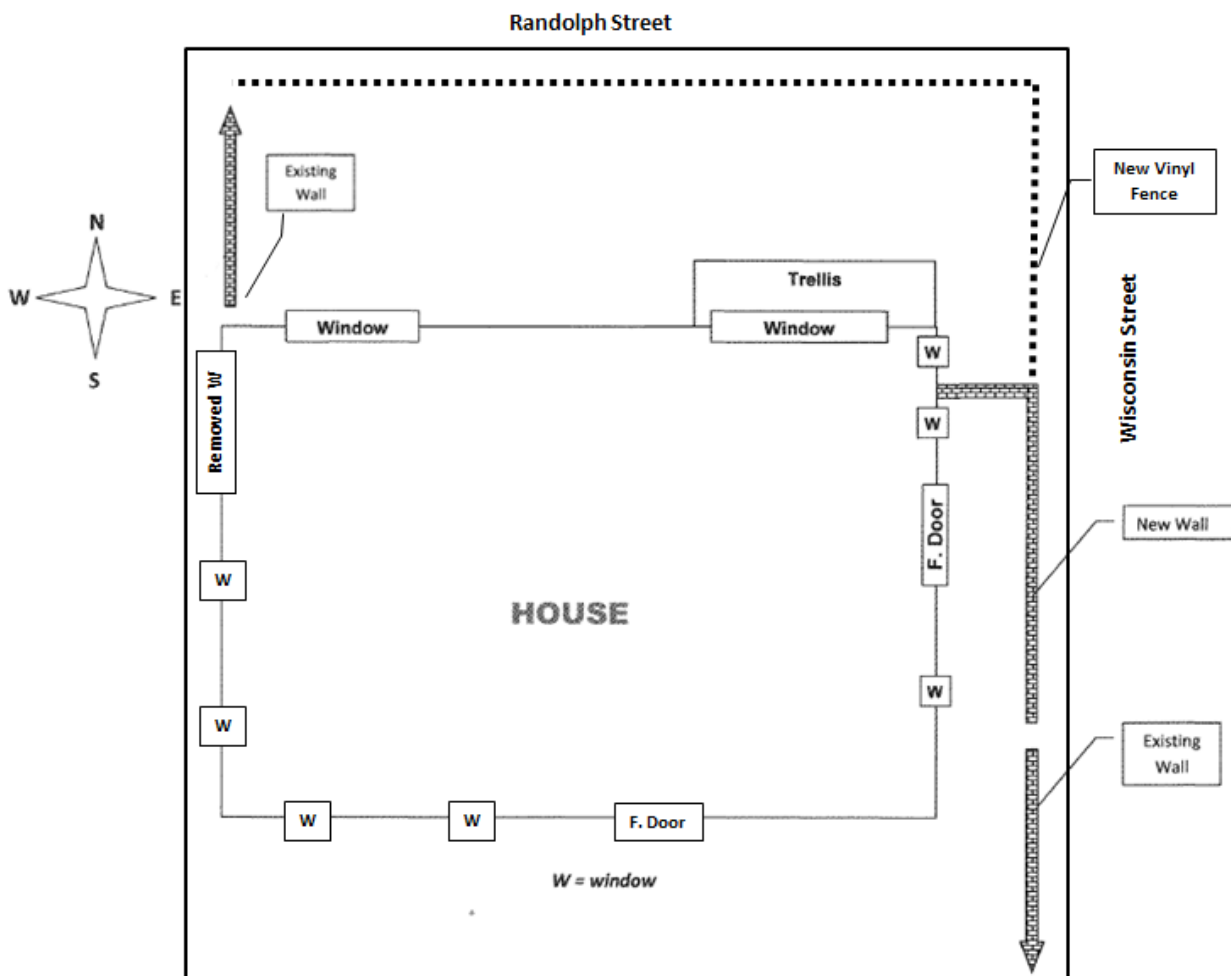
"The exterior is stucco and completely altered."



PROPOSED PROJECT

The proposed project consists of legalizing the installation of nine (9) vinyl windows with wooden sill and trim which replaced existing sliding aluminum windows, and includes the removal of one window opening and the alteration of one other window. Four of the replaced windows are street facing and are comprised of a vinyl picture window, a vinyl sliding window, and two vinyl single hung windows on the north and east side of the property. On the west side of the property, one window opening was enclosed and covered over with stucco to match the existing exterior of the dwelling. The remaining five windows are not visible from the public right-of-way and they were replaced with vinyl windows, as depicted in Figure 1.

Figure 1. *Existing Site Plan*



The exterior work also includes the installation of two sets of vinyl French doors, one facing the rear of the property and the second set facing Wisconsin Street. The vinyl French doors were installed with a wooden trim around the exterior and accompanied by new contemporary light fixtures on the east side facing Wisconsin Street. Additionally, the existing front porch, which

was previously covered with a metal awning, was remodeled and replaced with a new solid metal trellis and the block wall railing was redone. The extent of the work on the front porch included the replacement of a deteriorated metal awning with a solid metal trellis supported by two posts that are connected to the block wall railing. The redone block wall railing included a coat of stucco to match the existing exterior of the dwelling.

Moreover, a six (6) foot tall tan cinder block wall was added and extended to enclose the street facing side of the dwelling. The cinder block wall is covered in stucco for the north facing section but is exposed and unfinished on the east street facing side. Lastly, four (4) foot tall vinyl spaced picket fencing was added to enclose the front yard of the property, where previously no front yard fencing existed. The noncontributing dwelling did not possess distinctive Craftsman elements that were eliminated due to the aforementioned alterations (Attachment 5).

APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(7) of the City of Pomona Zoning Ordinance (Historic Preservation), *"Noncontributing Structures. The commission is not charged with the obligation to induce noncontributing structures in an historic district to conform to the special character or aesthetic value of the historic district. The commission is charged with assuring that significant exterior alterations or additions to noncontributing structures would not markedly detract from the special character, historic interest or aesthetic value of the historic district. If a building permit application is filed for a noncontributing structure within an historic district, staff shall review the permit for its potential to significantly alter the special character or aesthetic value of the district. If the exterior alterations or additions are deemed to have significant impact, then a hearing for a certificate of appropriateness would be required."*

Types of improvements would include: *"the remodeling of, and/or construction of additions to existing structures, the remodeling and/or construction of garages, guest houses and other similar accessory structures, and new construction."* Based on the Pomona Zoning Code Section .5809-13(F)(7) staff determined that a public hearing was required for the legalization of the exterior modifications completed on the property due to their potential to significantly alter the aesthetic value of the district.

ANALYSIS

Consistency with Section .5809-13(F)(7) (Historic Preservation) of the Zoning Ordinance:

Section .5809-13(F)(7) of the Pomona Zoning Ordinance does not require that proposed projects involving noncontributing structures within historic districts be induced to conform to the special character or aesthetic value of the historic district, but does require that proposed alterations do not markedly detract from the special character, historic interest, or aesthetic value of the historical district.

Consistency with Special Character, Historic Interest, or Aesthetic Value of Wilton Heights Historic District

The proposed project will not impact the historic character of the streetscape, with the proposed conditions, and the surrounding historic district will not be negatively impacted. The proposed conditions eliminate the existing front yard vinyl fencing in an effort to preserve the open yard streetscape that is a defining characteristic to the Wilton Heights neighborhood. Additionally, the proposed conditions also require the new street facing block wall to continue the exterior stucco finish on the new portion of the block wall installed. Moreover prior to the exterior alterations, the structure did not possess distinctive Craftsman Bungalow style windows, as the home was fitted with deteriorating aluminum windows. The photographic evidence obtained by staff confirms that one of the window openings at the front of the structure was altered in size to proportionally match the adjacent picture window, and that one original window opening on the west side of the structure was removed and sealed with an exterior coat of stucco to match the existing structure. The addition of window shutters is not an original feature to the Craftsman Bungalow, but rather a modern element to new Craftsman-inspired homes. The remodeled porch awning was not original to the home but was legally installed in 1966, and is not a distinctive element of the Craftsman Bungalow style though it remains a distinctive element of the home.

If the exterior alterations being allowed to remain were removed in the future, the essential form of the 1925 historic residence would still be retained. However, any distinctive exterior elements of the Craftsman Bungalow were too altered prior to the installation of the subject exterior alterations. The proposed exterior alterations to be legalized, with staff's proposed conditions, do not detract from the main structure's Craftsman Bungalow style because distinctive elements were non-existent and too altered prior to the work completed.

PUBLIC NOTICING

On June 20, 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 Categorical Exemption under Article 19 Section 15301 (Class 1 – Minor Alteration of Existing Facilities) of the CEQA Guidelines in that the proposed project consists of minor alterations to a private structure. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

CONCLUSION

The applicant proposes to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, a new block wall, and new front yard vinyl fencing on an existing noncontributing single-family residence located at 402 Randolph Street in the Wilton Heights Historic District. After review, staff found

that the retention of the front yard vinyl fencing would significantly detract from the historic streetscape; therefore removal is included as a condition of approval. Furthermore, staff found that the street-facing block wall would benefit from the addition of an exterior coat of stucco, as to match the material and color of the home. As the structure is noncontributing and the finished exterior alterations with the proposed conditions of approval does not markedly detract from the special character, historic interest, or aesthetic value of the historical district, staff is recommending approval.

Respectfully submitted by:

Prepared by:

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ATTACHMENTS:

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