



# 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

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

#### RELATED ACTIONS

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

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

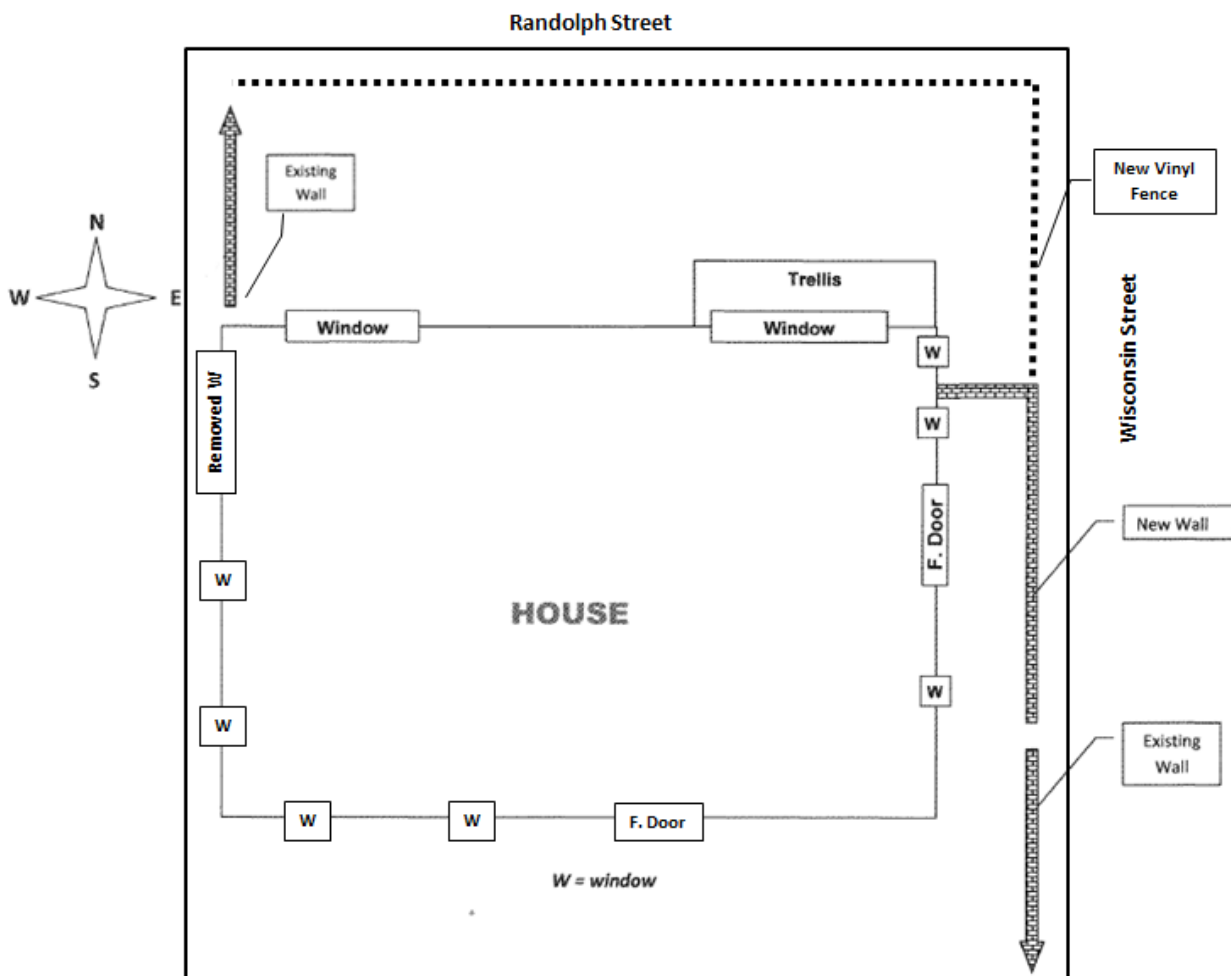
*"The exterior is stucco and completely altered."*



## 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:

Anita D. Gutierrez, AICP  
Development Services Director

Alex Jimenez  
Assistant Planner

**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

## **HPC RESOLUTION NO. 19-014**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA 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 (APN: 8340-012-031) IN THE WILTON HEIGHTS HISTORIC DISTRICT**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:**

**WHEREAS**, the applicant, Leon R. Mays, has submitted a 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 a single family residence located at 402 Randolph Street;

**WHEREAS**, the subject property is a noncontributing structure to the Wilton Heights Historic District, which was designated as a historic district by the Pomona City Council on August 2, 1999;

**WHEREAS**, the exterior alterations that noticeably alter the aesthetic value within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the residential structure at the site was originally constructed in the Craftsman Bungalow style of architecture;

**WHEREAS**, the current exterior alterations were installed without a Major Certificate of Appropriateness by the owner;

**WHEREAS**, the current exterior alterations, as conditioned, will not significantly alter the special character or aesthetic value of the district;

**WHEREAS**, the Historic Preservation Commission must make findings as described in Section .5809-13.F.6 of the Zoning Ordinance to approve a Major Certificate of Appropriateness 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 a property located in a historic district;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on July 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 5107-2016); and

**WHEREAS**, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Historic Preservation Commission of the City of Pomona, California, as follows:

**SECTION 1.** The Historic Preservation Commission hereby determines that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 1 (Existing Facilities), Section 15301 Categorical Exemption in that the project involves minor alterations of an existing private structure.

**SECTION 2.** Section .5809-13.F.6 of the Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The legalization 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, as conditioned, will not adversely affect any significant historical, cultural, architectural, or aesthetic features of historic district in which the subject property is located in that the exterior alterations have not replaced defining characteristics of the original architectural style. Furthermore, the subject property is a noncontributing structure within the district.

As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape is maintained and will require the street-facing block wall to add a layer of stucco to match the color and texture of the home.

- b. *The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

The exterior alterations are compatible with the existing adjacent contributing structures in the Wilton Heights Historic District in that the alterations continue the use of similar exterior siding materials and introduce detailed characteristics of a Craftsman Bungalow such as wooden trims and sills around window openings which is common to the style and similar to that of neighboring structures.

- c. *The proposed change is consistent with the architectural style of the building as specified in Section .5809-13 F 5 of the Zoning Ordinance.*

The exterior alterations, as conditioned, are consistent with the architectural style of the residence and will not damage the special character of the historic district and will



maintain the historical rhythm of the façade. As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape is maintained and will require the street-facing block wall to add a layer of stucco to match the color and texture of the home.

- d. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

The current exterior alterations, as conditioned, will be more compatible with the homes in the adjacent structures through the addition of proportionally similar sized windows that are character defining of Craftsman Bungalows.

**SECTION 3.** The Historic Preservation Commission hereby approves the 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 with the following conditions:

1. This approval shall lapse and become void if the privileges authorized are not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within (6) six months from the date of approval (July 3, 2019).
2. The current four-foot tall vinyl spaced picket fencing enclosing the front yard is to be removed.
3. The current street-facing block wall is to be covered with stucco to match the exterior material of the home.
4. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 3<sup>rd</sup> DAY OF July, 2019.**

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DEBRA MARTIN  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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ANITA D. GUTIERREZ, AICP  
HISTORIC PRESERVATION COMMISSION  
SECRETARY

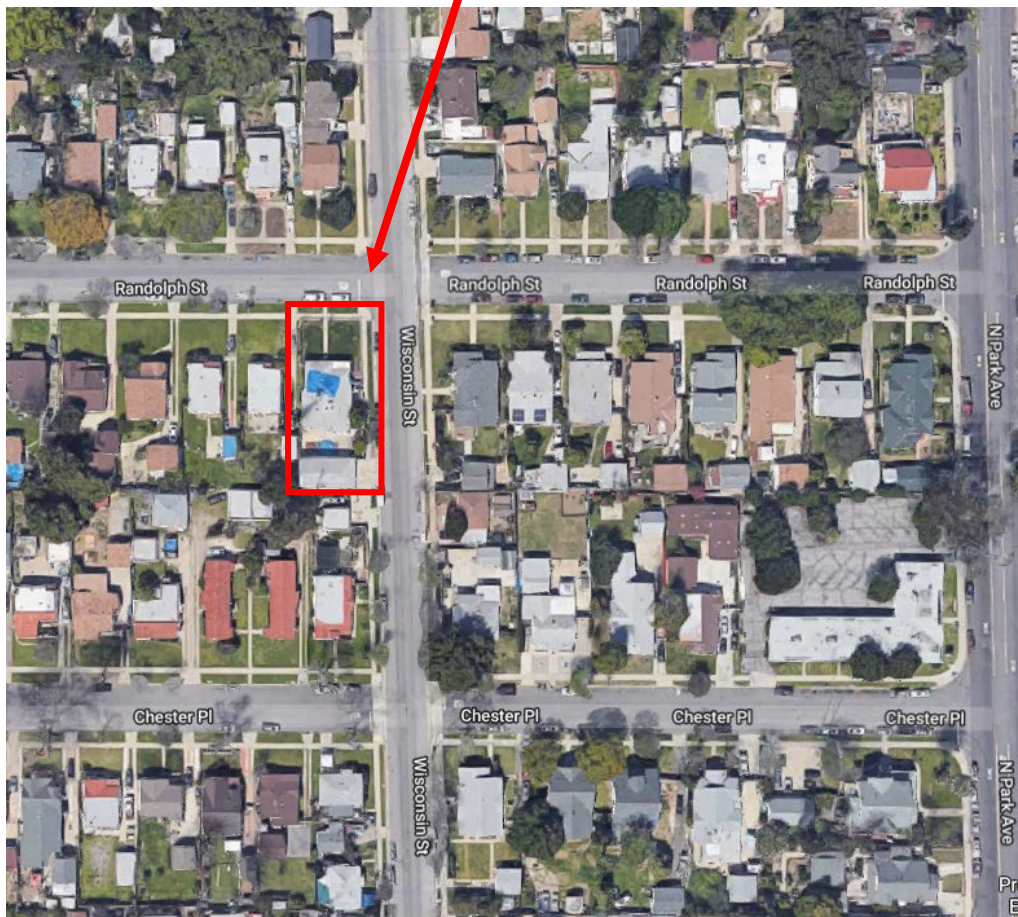
STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES)  
CITY OF POMONA)

AYES: Martin, Gonzalez, Williams, and Gallivan.  
NOES: Tomkins, Gomez, and Kercheval.  
ABSTAIN: None.  
ABSENT: None.

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

# Location Map & Aerial Photograph

## 402 Randolph Street





# Wilton Heights Historical District

Historic Preservation

Commission Recommendation

June 16, 1999

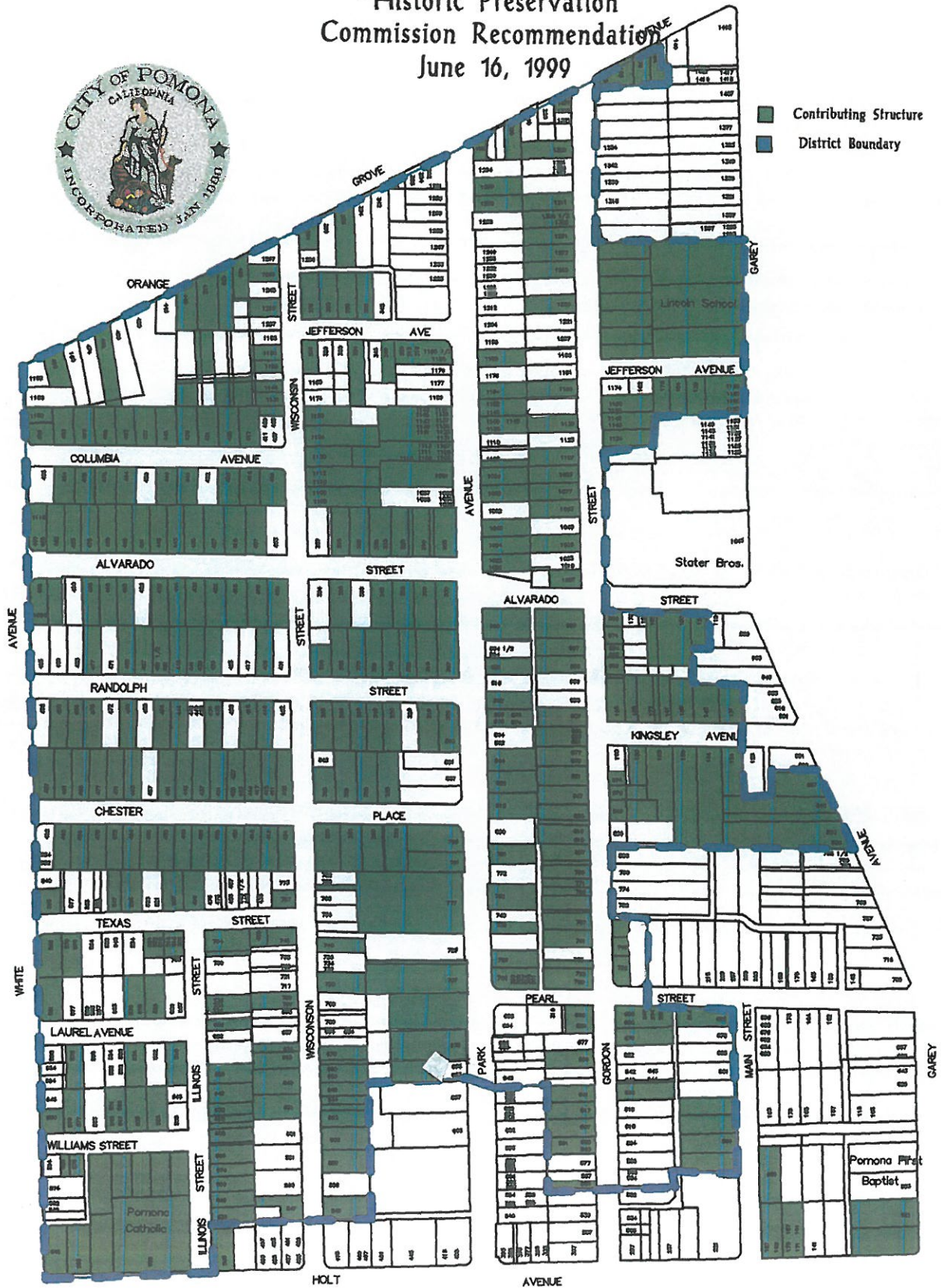
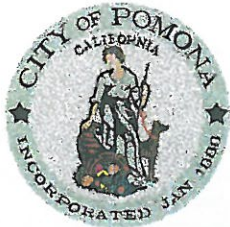


EXHIBIT A

2-5

Wilton Heights Historic District - **Binder 2**

Addresses that will not create a survey page:	Addresses that are missing a status code:	Addresses missing a detailed description :
539/535 Laurel	428 W. Orange Grove	651 Main
565 Laurel	729 Park	648 Park
567 Laurel		653 Park
569 Laurel		707 Park
1152 Park (no data)		729 Park
1298 Park		777 Park
231 Pearl		990 Park
306 Randolph		1034 Park
320 Randolph		1177 Park
330 Randolph		677 Park
333 Randolph		466 Randolph
345 Randolph		472 Randolph
359 Randolph		521 Texas
375 Randolph		804 White
383 Randolph		1157 Wisconsin Place
402 Randolph		622 Wisconsin St.
410 Randolph		687 Wisconsin St.
418 Randolph		842 Wisconsin St.
426 Randolph		
445 Randolph		
454 Randolph		
458 Randolph		
478 Randolph		
490 Randolph		
495 Randolph		
496 Randolph		
1192 White		
1180 White		
1298 Wisconsin Place		
546 Wisconsin St.		
1113 Wisconsin St.		

CITY OF POMONA  
Historic Resources Inventory  
(Short Form - Exterior)

(1) Address: 402 RANDOLPH ST. (2) Neighborhood: \_\_\_\_\_

(3) Property Category:

Single Family Residential	<u>X</u>	Multi-Family Residential	_____ #of Units _____
Commercial	_____	Industrial	_____
Other	_____		

(4) Architectural Style (see attached sheet): CRAFTSMAN BUNGALOW

(5) Estimated Construction Date(s): 1925 (6) Condition of Structure GOOD

(7) Additions or Alterations: Major Moderate Few None

Description: STUCCO / COMPLETELY ALTERED

(8) Other comments or observations: \_\_\_\_\_

(9) Rating: "C" "CM" "N" "NA" "R"

(10) Evaluator: DIANN MARSH  
Date of Evaluation APR 1993

- ( Place Picture Here) -  
NO PHOTO



## 402 Randolph Street Photos











