



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: December 4, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12895-2019):**
Major Certificate of Appropriateness to allow the construction of a 612 square-foot addition, a 175 square-foot remodel and 200 square-foot wood deck on a property located at 320 Lincoln 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 12895-2019) to allow the construction of a 612 square-foot addition, a 175 square-foot remodel and 200 square-foot wood deck on a property located at 320 Lincoln Avenue in the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	320 Lincoln Avenue
Assessor's Parcel Number (APN)	8339-010-008
Lot Size	7,837 (0.18 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-6,000 Single Family Residential
Historic District	Lincoln Park Historic District
Specific Plan	N/A
City Council District	District 4
Applicant	Walter Faustlin
Property Owner	Wendy Perez

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	N/A
Building & Safety	N/A
Planning	None

BACKGROUND

On October 23, 2019, A Major Certificate Appropriateness application was submitted for the property located at 320 Lincoln Avenue, east of Gibbs Street and west of Lincoln Park in the R-1-6,000 Single Family Residential Zone (Attachment 2). The property is currently developed with a 1,302 square-foot single-family home with a detached 338 square-foot garage. The home is surrounded by single-family residences to the north, east, south and west. Photos of the home have been included for reference as Attachment 3.

Building permit records consist of minimal work such as the installation of a floor furnace, re-roofing and electrical. Although no building records were found for the original construction of the home, a review of records from the Los Angeles County Assessor's Office indicates that the residence was constructed in 1924.

SITE DESCRIPTION

The City of Pomona's Lincoln Park Historic Survey identifies the architectural style of the residence as English Tudor Revival and a contributor to the Lincoln Park Historic District (Attachment 4). The historic survey provides the following property description:

"Built in 1924, the English Tudor Revival home displays the characteristics half-timbering with stucco infill and siding, steep gables and hipped roof on the main side-facing gable. The main front-projecting gable forms the entryway and courtyard. The front door is wood and flanked by sidelights. Triple-set windows are also used throughout the front. George W. Scully and his wife, Elizabeth, were the first owners. He was an auditor at Southern Service Co."



Photograph of home

PROPOSED PROJECT

The project consists of a 612 square-foot addition, 175 square-foot remodel and a new 200 square-foot wood deck. Currently the home has two bedrooms, one bathroom, a laundry room, living room, dining room, breakfast nook and a kitchen (Attachment 5, Sheet A2.1). The addition consists of a new family room and master bedroom with a bathroom and new walk in closet. The remodel consists of the relocation and expansion of the existing kitchen and laundry room. (Attachment 5, Sheet A3.1). The wood deck is proposed to be constructed in conjunction with the addition to provide an outdoor recreation area and also to provide access to the rear yard given that the addition and rear yard will be at different grades due to the slope of the property.

The proposed project will be consistent with the existing home in terms of material, colors and architectural details. The addition will include composition shingles; a 6:12 roof pitch and building height of 19 feet 7 inches, all to match the existing roof. Moreover, the addition will have steep overhanging eaves, stucco exterior wall cladding and new casement wood windows, which will maintain the traditional English Tudor Revival architecture. The proposed wood deck at the rear of the addition will also be consistent with the existing home. The proposed elevation drawings are included as Attachment 5, Sheets A4.1 to Sheet A4.2.

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, therefore a Major Certificate of Appropriateness is required for the proposed addition. Furthermore, the proposed project must be to consistent with the City of Pomona's 1999 Historic Design Guidelines and Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

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

Section .5809-13 of the Pomona Zoning Ordinance (PZO) requires that all certificates of appropriateness be reviewed for consistency with the standards contained in the code. As illustrated in Table 1, the addition is consistent with the standards contained in Section .5809-13 of the PZO.

Table 1. *Compliance with Section .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, 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 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 have the same style, proportions, and materials as the existing residence. As previously analyzed, the proposed roof pitch will match the existing 6:12 roof pitch on the main residence and will consist of composition shingles. The exterior walls of the addition will have the same smooth cementitious stucco exterior cladding and the new windows will be wood casement windows, which is typical to the English Tudor Revival architecture style. Lastly, a condition of approval has been added to include an ornamental feature at the top of plate (decorative half-timbering) at the west elevation to maintain the consistency in architectural detailing. 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 proposed project has been designed to resemble the existing structure's architectural style and the materials will be compatible with the existing home in proportion and material. Siding of the new exterior will be compatible with the existing siding which is of cementitious stucco exterior cladding. The proposed 6:12 roof pitch will complement the existing roof pitch and the overall building height of the main residence, which is proposed to be 19 feet 7 inches. Lincoln Avenue contains a wide range of architectural styles such as Spanish Eclectic, Cottage, Craftsman Bungalow, and Tudor Revival. Therefore, the proposed change will be compatible with the historic integrity of the Lincoln Park Historic District.

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 is designed in a manner that matches the existing form of the home by expanding the west elevation (rear) and maintaining a single-story height. As such, if removed in the future, the essential form and integrity of the historic property and its environment would remain unimpaired.

PUBLIC NOTICING

On November 21, 2019, a public hearing notice was sent to the applicant and mailed to all owners and occupants of the property located directly adjacent to and directly across the street from the subject site (Attachment 6). As of the writing of this report, no comments have been received.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 Categorical Exemption (Existing Facilities), Section 15301(e)(1) in that the project will not result in an increase of more than fifty percent of the floor area of the structures before the addition.

CONCLUSION

The proposed addition is consistent with the applicable standards and guidelines found in the Pomona Zoning Ordinance, Historic Preservation Guidelines and Secretary of Interior Standards for Rehabilitation of Historic Properties. Therefore, staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (MAJCOA 12895-2019), subject to conditions.

Respectfully submitted,

Prepared by,

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Site Photos
- 4) Lincoln Park Historic Survey
- 5) Proposed Plans
- 6) Public Hearing Notice