



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 12888-2019)**
Major Certificate of Appropriateness (MAJCOA 12888-2019) to allow a 418 square-foot addition to a single-family residence on a property located at 501 E. Kingsley Ave in the Lincoln Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 12888-2019) to allow a 418 square-foot addition to a single-family residence on a property located at 501 E. Kingsley Ave in the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	501 E. Kingsley Ave.
Assessor's Parcel Number (APN)	8337-003-028
Lot Size	6,648 sf.
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	Denise Lansberry
Property Owner	Denise Lansberry

RELATED ACTIONS

Historic Preservation Commission	MinCOA – To trim one fig tree in the rear yard MinCOA – To trim one Camphor tree in the front yard
Code Enforcement	None
Building & Safety	None
Planning	Home Occupation Permit for office use

SITE DESCRIPTION AND BACKGROUND

On October 22, 2019, a Major Certificate Appropriateness application was submitted for the property located at 501 E. Kingsley Avenue in the R-1-6,000 zoning district and the Lincoln Park Historic District (Attachment 2). The property is currently developed as a 1,094 square-foot single-family residence. The home is surrounded by single-family residences to the north, west, east, and south. Photos of the home have been included for reference as Attachment 3.

Building permit records indicate minimal work to the structure such as replacement of a water heater, new outlet, new gas outlet, HVAC permit, installment of new composition shingle roof, addition to a bedroom (in 1937), sewer repair, and a demolition and rebuild of a garage (in 1950).

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

“This is one of several California bungalows on the block that were built in the 20’s. It sits on a relatively low concrete foundation. There is a small gabled front porch on the right-hand side while a matching west transverse gable covers a small cantilevered projection with a narrow horizontal window that must house a built-in China cabinet. The wide eaves are supported with simple beams and the porch cover is supported by large wooden posts. The house and front porch wall are clad with clapboard siding. Entry is from the side of the porch. The two front windows are transom type and the others are one-over-one double hung.

The earliest recorded owners were Delzaberth and Gertrude Hatch (1926 city directory). Mr. Hatch was a clerk.”



Photograph of home

PROPOSED PROJECT

The proposed project consists of adding 418 square feet of habitable area to the rear side of the property. The existing structure has a kitchen, dining area, living room, two bedroom, one bathroom, and one laundry room. The proposed addition includes widening the existing bathroom and second bedroom, and adding an additional bedroom and bathroom (Attachment 5).

The exterior façade of the new addition will complement the existing structure, as the proposed elevation will be consistent with the existing home in material, colors, and architectural details. The roof of the existing structure will extend and match the material and pitch of the existing roof. The addition of the property will carry the same architectural detail and rhythm. The existing door and window of the demolished portion of the home will be salvaged and relocated to the new addition. New windows will match the existing double hung wood sash windows with wood casing and sills. The new exterior will have clapboard sidings characteristic of California Bungalow homes.

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.

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 proposed addition, as conditioned, is consistent with the standards contained in Section .5809-13 of the PZO.

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	
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	

To achieve compliance with the PZO, staff recommends the addition of conditions to the attached resolution (Attachment 1) related to the following items:

Proportions of Windows and Doors: Existing windows and door as part of the demolition will be salvaged and relocated to the addition. Additional windows and door required for the addition are conditioned to match the existing in material, wood casing and sill, and in proportion.

Architectural Details: New materials of the addition are conditioned to match the existing materials in color and texture in that the new roofing would consist of composite shingle roofing to match the existing roof, and the new siding would be of clapboard siding material similar to the existing structure. Architectural details of the home such as the exposed rafters underneath the roof would remain consistent throughout the addition.

Architectural Rhythm and Articulation: The new addition will encompass the architectural rhythm and articulation of the existing structure by carrying details like the exposed rafters underneath the roof eaves and vents. A condition of approval has been included to reflect this issue.

Consistency with the Historic Preservation Design Guidelines

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 proposed 4:12 roof pitch will match the 4:12 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 existing window and door will be relocated to the new addition. Architectural details and rhythms on the existing home will be carried throughout the addition of the structure. 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 involves a 418 square-foot addition to an existing single-family residence. 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, as some old window and door will be relocated to the new addition. New windows will

match the proportion and material of the existing window. Siding of the new exterior will be compatible with the existing sidings and the new roof will have the same pitch and material as the existing roof. As such, the proposed project will be consistent in style with the residence 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.

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 north 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, public hearing notices were sent to the applicant/owner and to the property owners and occupants of the properties located directly adjacent to and directly across the street from 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 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)(1). The proposed project meets the exemption requirement as the propose addition will not exceed fifty percent of the floor area of the structure before the addition.

CONCLUSION

The proposed addition is consistent with the applicable standards and guidelines found in the Pomona Zoning Ordinance, Historic Preservation Design Guidelines, the Secretary of Interior's Standards, and the General Plan. Therefore, staff recommends that Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 12888-2019), subject to conditions.

Respectfully submitted:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Photographs of the proposed site
- 4) Historic Resources Inventory Form
- 5) Proposed Plans
- 6) Public Hearing Notices