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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** December 2, 2020

**TO:** Historic Preservation Commission (HPC)

**FROM:** Development Services Department, Planning Division

**SUBJECT:** APPEAL OF MINOR CERTIFICATE OF APPROPRIATENESS (MINCOA 014419-2020)

Appeal of Minor Certificate of Appropriateness (MINCOA 014419-2020), which denied the installation a new walkway, low-lying wall, fountain with a concrete pad, and approved modifications to landscaping within the front yard setback on a contributing single-family residential dwelling within the R-1-6,000 (Single Family Residential) zone at 219 E. Garfield Avenue in the Lincoln Park Historic District.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	219 Garfield Avenue
<b>Assessor's Parcel Number (APN)</b>	8339-017-019
<b>Lot Size</b>	7,200 sf.
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-1-6,000
<b>Historic District</b>	Lincoln Park Historic District
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	Britney Gallivan
<b>Property Owner</b>	Britney Gallivan & William Crisafi

### RELATED ACTIONS

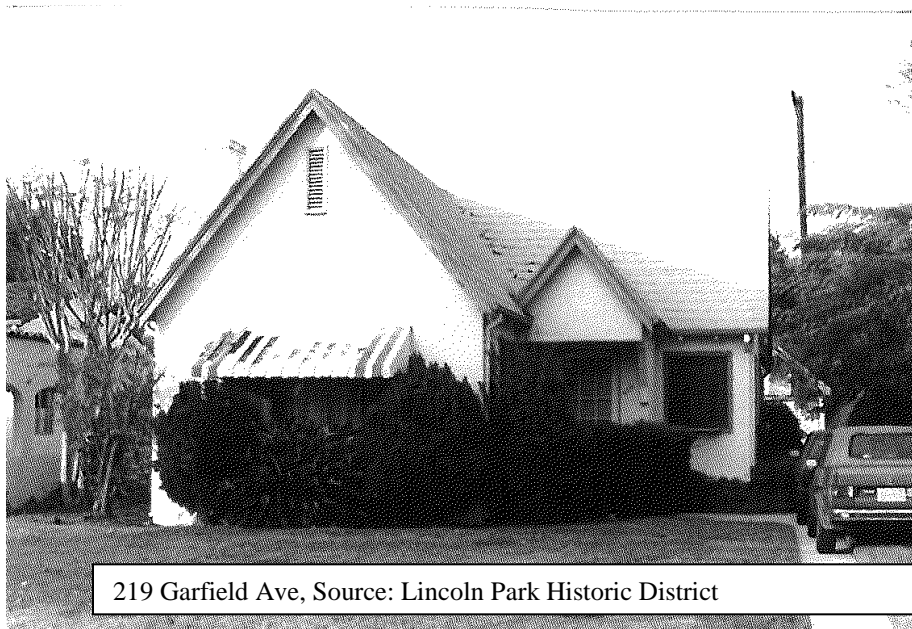
<b>Historic Preservation Commission</b>	MILLS-013788-2020 – Approved as a benefactor of the Mills Act Program.
<b>Code Enforcement</b>	N/A
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	MINCOA-012752-2019 – Approved trimming of two Oak trees.

## SITE DESCRIPTION AND BACKGROUND

The property is developed as a 1,670 square foot single-family dwelling on a 7,200 square foot lot. It is located on Garfield Avenue within the R-1-6,000 zoning district and the Lincoln Park Historic District. Surrounding the subject property to the north, west, east, and south are single-family residential homes.

The site is identified as a contributing structure in the Lincoln Park Historic District and is provided the following description in the Historic Resource Survey (Attachment 3):

*“A steeply-pitched gabled roof, typical of the Period Revival style, caps this single-storied ell-shaped house located at 219 Garfield Ave. The entry is covered by another smaller gabled roofed porch. The house is stucco-clad with a matching stucco-clad chimney on the outer west wall. The multi-paned front door has casement windows on either side. The earliest recorded owners, musician William L. Cooper, and his wife, Jessie, took out a permit in August of 1926 to add a sunroom. The original building permit is missing. The house was later sold to Dr. J. G Rea on June 20, 1932. A den was added in 1938.”*

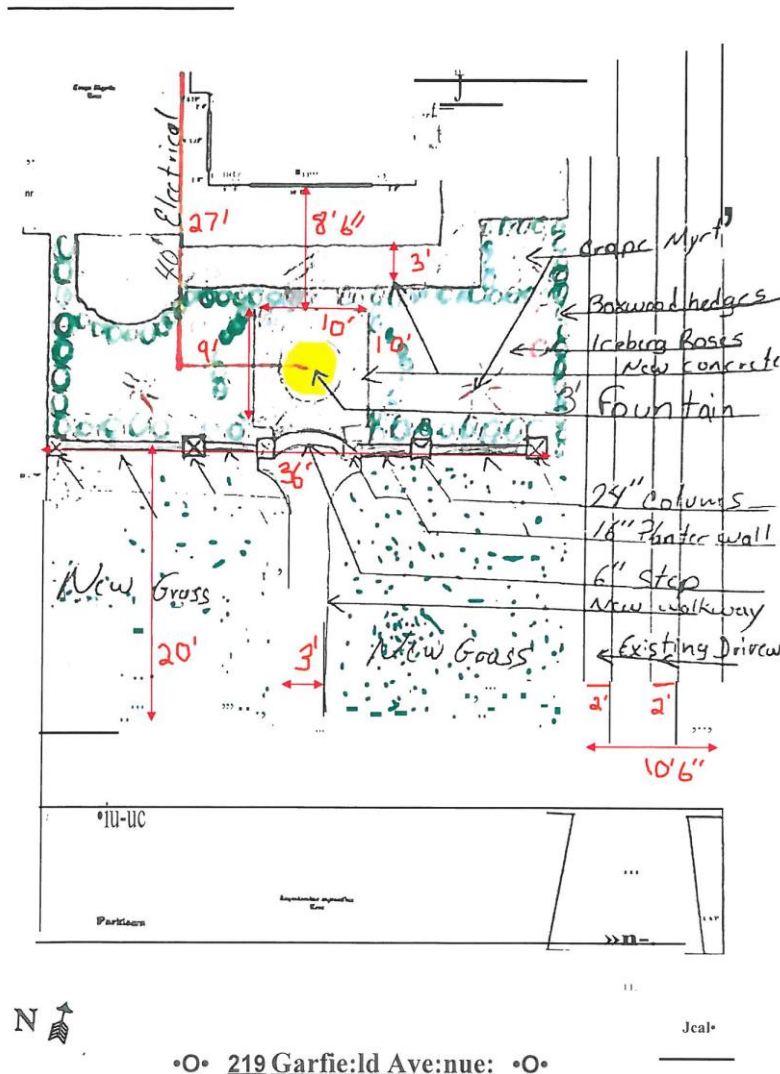


219 Garfield Ave, Source: Lincoln Park Historic District

## PARTIALLY APPROVED MINCOA

On Oct. 21, 2020, Planning staff partially approved MINCOA 014419-2020 for landscaping modifications including the planting of two Crape Myrtle trees and boxwood hedges within the front yard setback as indicated in the submitted plans (figure 1). The approved landscape changes are subject to review and approval from the City Arborist to ensure compatibility with the recommended tree palette. The City Arborist also reviews the location of the proposed trees and their relationship with the surrounding neighborhood.

**Figure 1. Site Plan**



### **PARTIALLY DENIED MINCOA**

On Oct. 21, 2020, Planning staff partially denied MINCOA 014419-2020 to install a new walkway, low-lying wall, and fountain with concrete pad. Section .5809-13 – Historic Preservation of the Pomona Zoning Ordinance (PZO) requires a Minor Certificate of Appropriateness for the installation of new walkways, walls, and additional elements that are not historically a part of the site. Both the PZO and Guidelines for Alterations to Pomona’s Historic Properties, 1999 (“Guidelines”), do not recommend installing elements that have a potential to negatively affect the “historic character” of the neighborhood. Specifically, the Fencing and Wall Design Standards for Properties Located in Designated Historic Districts state that “If fencing or retaining walls did not exist historically in the front yard setbacks, new fencing and walls in these locations shall not be installed except in matters of public safety” (Section 503-I.11(d) of the PZO).”

The Guidelines state the following: “The acceptability of a new fence or wall installation will depend on the existence of fences and walls in the immediate neighborhood. Whenever possible, avoid installing a new front yard fence or wall in neighborhoods with open front yards;” “In historic districts, front and side yard landscaping visible from the street should be compatible with the theme of the surrounding neighborhood,” “Avoid covering large areas that were historically grass with groundcovers, pavers, concrete, rock, wood whips, or other unhistorical materials” and “Avoid the addition of modern or historically inappropriate structures or accessories to front yard landscapes.” Based on the guidance outlined in the Guidelines, staff researched the surrounding neighborhood (specifically, the residential block between Gibbs Street and Bradford Street) within the Lincoln Park Historic District and found that it is characterized by open front yards without walls and the few existing walkways in the immediate neighborhood lead directly to the front entrances of homes. Additionally, staff’s research found that three (3) contributing properties to the Lincoln Park Historic District along the residential block surveyed were found to have historically inaccurate and unpermitted walkways (230 Garfield Ave., 263 Garfield Ave., & 286 Garfield Ave).

## **APPEAL**

On November 10, 2020, the applicant and property owner Britney Gallivan submitted an appeal (Attachment 3) to the Planning Division, contesting staff’s denial of the proposed walkway, low-lying block wall, and fountain with a concrete pad. The appeal letter includes comments regarding the denial process, appeal period, and the applicant’s analysis of the regulations referenced in the denial portion of the MINCOA.

## **APPLICABLE CODE SECTIONS**

- “If fencing or retaining walls did not exist historically in the front yard setbacks, new fencing and walls in these locations shall not be installed except in matters of public safety” (Section 503-I.11(d) of the PZO).
- “The acceptability of a new fence or wall installation will depend on the existence of fences and walls in the immediate neighborhood. Whenever possible, avoid installing a new front yard fence or wall in neighborhoods with open front yards” (Guidelines).
- “In historic districts, front and side yard landscaping visible from the street should be compatible with the theme of the surrounding neighborhood” (Guidelines).
- “Avoid covering large areas that were historically grass with groundcovers, pavers, concrete, rock, wood whips, or other unhistorical materials” (Guidelines).

## **CONCLUSION**

Staff presents two decision options for your consideration:

1. Uphold the partial denial of the MINCOA and deny the appeal on the basis that the new walkway, low-lying wall and fountain are secondary features to a historic structure that could significantly alter the historic district. This option would allow the applicant to file for Major COA for the Commission to consider the project.

2. Approve the appeal and find that new walkway, low-lying wall and fountain would not have a significant impact on the Historic District. This option would approve the project and staff would use this as precedent in reviewing future MINCOAs.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP  
Development Services Director

Carlos Molina  
Planning Technician

**ATTACHMENTS:**

- 1) Attachment 1- Decision Letter for MINCOA-014419-2020
- 2) Attachment 2 – Appeal Letter for MINCOA-014419-2020 Decision
- 3) Attachment 3 - Historic Resources Inventory Form