



Historic Preservation Commission

Staff Report

August 3, 2022

FILE NO:

MINCOA-18644-2022

A request to appeal the denial of Minor Certificate of Appropriateness (MINCOA-18644-2022), to legalize an unpermitted 6-foot high vinyl fence on a property located in the Hacienda Park Historic District.

ADDRESS:

418 Kenoak Place

APPLICANT:

Gail Titus

PROJECT PLANNER:

Lynda Ramos, Associate Planner

ENVIRONMENTAL REVIEW:

This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15268, 15061(b)(3), 15331, and 15301 of the California CEQA Guidelines.

RECOMMENDATION:

Deny the appeal, upholding Staff's decision to deny file no. MINCOA-18644-2022 and adopt Resolution No. 2022-012.

CRITICAL ISSUES:

- Six-foot high vinyl fence was installed without a permit.
- Vinyl fencing is not consistent with the 1999 Historic Guidelines.

PROPERTY ARCHITECTURE AND BACKGROUND:

The property is located on Kenoak Place, east of White Avenue, and south of the Interstate 10 freeway. The home was identified in the Hacienda Park Historic Survey as a Craftsman Bungalow constructed in 1909 (Attachment 2). The Hacienda Park Historic Survey records the property as follows:

"This two-story Craftsman home features a front-facing primary gable and large wall dormers on the sides. Each gable/dormer features a large vent with horizontal louvers. The east elevation features a window popout covered by a shed roof, and the west elevation features a brick fireplace. Siding includes narrow clapboard on the first story and shingles on the second story. Unusual features on the front elevation indicate possible modifications, and include a front door with fluted pilasters and a broken pediment, as well as a

small wrought-iron balcony above the front door. It is unknown whether a front porch ever existed. Additional features include twelve-over-one double hung windows, multi-pane casement windows and highly decorated faux roof support beams. An apparent addition on the rear of the house features a shed roof and wood siding."

CHARACTER-DEFINING FEATURES:

1. Dormers
2. Window Popouts
3. Window/door trims
4. Shingle/clapboard siding
5. Rock foundation

DISCUSSION OF CRITICAL ISSUES

1. Six-foot high vinyl fence was installed without a permit.

On May 17, 2022, Code Enforcement Staff responded to the location regarding a complaint of a new fence without a fence/wall permit. Code Enforcement Staff observed a six-foot high vinyl fence wall installed along the front and western property line. A Minor Certificate of Appropriateness (MINCOA) was not obtained for the installation of the new fence. On May 18, 2022, a citation notice was mailed to the property owner and on June 14, 2022 the owner applied for a MINCOA with the Planning Division to legalize the vinyl fence (Attachment 3). On June 16, 2022, Staff reached out to the owner, letting her know that vinyl fencing is not permitted in the Historic Districts. Staff gave the owner two options: 1) to modify the fence material or 2) apply for a Major Certificate of Appropriateness. The owner proceeded with keeping the fence material as proposed and, therefore, staff denied MINCOA 18644-2022 on June 29, 2022. On July 21, 2022, the owner filed for an appeal (Attachment 5).

2. Vinyl is not a permitted fencing material.

The 1999 Historic Guidelines for fence/wall alterations and installations state that *repair or replacement of historic fences or walls should be accomplished with like materials and designs and that if historic fences or walls are already in place, they should be maintained in their original state to the greatest extent possible*. In addition, the 2021 Historic Guidelines Architectural Styles Chapter outlines that wood fences are typical for the Craftsman Style. Vinyl fencing is not listed in the style as an acceptable alternative for fences and walls. In addition, both Staff and the Commission have consistently denied vinyl as an appropriate material in historic districts.

APPLICABLE CODE SECTIONS:

The Historic Preservation Ordinance provides that the Commission is guided by the following areas in addition to the Secretary of the Interior's Standards for Rehabilitation.

- 2021 Historic Design Guidelines – Guidelines for Craftsman Architecture
- 1999 Design Guidelines – Guidelines for Fence / Wall Alterations and Installations on Historic Properties
- Section .503-I Fences, Hedges and Walls of the Pomona Zoning Ordinance

DESIGN REVIEW:

The Historic Preservation Ordinance provides that the Commission is guided by the following areas in addition to the Secretary of the Interior's Standards for Rehabilitation. Staff has reviewed the project as it relates to these standards as well as any applicable design guidelines. Staff's analysis is below:

1. Height. *The height of any proposed construction shall be compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable height for the applicable zoning district.*

Not Applicable to this project.

2. Proportions of Windows and Doors. *The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding structures, and be of an appropriate material.*

Not Applicable to this project.

3. Relationship of Building Masses and Spaces. *The resulting relationships between proposed structures and created spaces, or between remodeled structures and created spaces, shall be consistent with the shapes and setbacks of existing adjacent structures.*

Not Applicable to this project.

4. Roof Shape. *The designs of the roof shall be compatible with the architectural character and style of the surrounding structures. Gables, turrets, and other roof forms shall be incorporated when appropriate to accomplish design compatibility with adjacent structures.*

Not Applicable to this project.

5. Scale. *The scale of the structure shall be compatible with the architectural character and style of the existing buildings. The new building shall blend in with surrounding buildings through the sensitive use of proper scale and materials.*

Not Applicable to this project.

6. Directional Expression/Facades. *Facades in an historic district shall blend in with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal and vertical expression of surrounding structures.*

Not Applicable to this project.

7. Architectural Details. *Architectural details, including materials and textures shall be treated so as to make any new construction compatible with the architectural style and character of the historic district.*

As previously discussed, the vinyl fence material is not compatible with the craftsman architectural style of the building, per the City's historic preservation guidelines. Therefore, the project does not meet this finding.

8. Architectural Rhythm and Articulation. *All proposed structures or facade remodeling shall show sufficient and rhythmic repetition of architectural details so as to be compatible with the facade articulation of existing adjacent buildings.*

Not Applicable to this project.

9. New Additions/Construction. *New additions and adjacent related new construction shall 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.*

Not Applicable to this project.

10. Mechanical Equipment. *All exterior mechanical equipment shall be screened from view with appropriately designed screens, parapet walls, landscaping or any other form of screening which the commission or the planning and development services manager may deem acceptable. The design, style, color and texture of the required screening method shall be compatible with the existing or proposed building/facade design.*

Not Applicable to this project.

Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Not Applicable to this project. The property was historically a home and will remain as a home.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The removal of an existing wood fence that was replaced with a vinyl fence altered the historic character of the property. Further, the Historic Design Guidelines states that repair or replacement of historic fences or walls should be accomplished with like materials and designs and that if historic fences or walls are already in place, they should be maintained in their original state to the greatest extent possible. In addition, the 2021 Historic Guidelines outlines that wood fences are typical for the Craftsman Style. Vinyl fencing is not an alternative material to wood that has been allowed in historic districts. Therefore, the project does not meet this standard.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The use of vinyl instead of wood for a fence creates a false sense of a historic feature. Vinyl is not a permitted fence material nor appropriate for the architectural style, time and period. Vinyl fencing is not an alternative material to wood that has been allowed in historic districts. Therefore, the project does not meet this standard.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The home use to feature a wood fence and it was replaced with a vinyl fence, therefore not preserving the historical significance. Therefore, the project does not meet this standard.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Historically, wood fencing has been installed on the property line with the exception of the eastern property line, which is a masonry stucco wall. In addition, this fencing was identified in the Hacienda Park Historic Survey. Since it was not preserved, the project does not meet this standard.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Google street views show that there use to be a wood fence in the front and side property line that was water damaged and deteriorating in 2019. The replacement of this fence to vinyl does not match the design, color, materials of the old fence. Therefore, the project does not meet this standard.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not Applicable to this project. Chemical or physical treatments are not proposed.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable to this project. No archeological resources are being disturbed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Not Applicable to this project. No new construction is proposed.

10. *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.*

Not Applicable to this project. No additions are proposed.

REQUIRED FINDINGS:

The findings required in Section .5809-13(F)(6) of the Pomona Zoning Code for Certificates of Appropriateness are contained in the attached resolution (Attachment 1). Staff has reviewed the project and has determined that it does meets the findings required in Section .5809-13(F) (6).

1. *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 proposed six-foot high vinyl fence is not compatible to the Craftsman architectural style and is located on the western property line. Because the fence is visible from the public right of way, the proposed change will adversely the historical, architectural, and aesthetic features of the subject property and the Hacienda Park Historic District in which it is located. Therefore, the project does not meet this finding.

2. *The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic district.*

The use of vinyl instead of wood for a fence creates a false sense of a historic feature. Vinyl is not a permitted fence material nor appropriate for the architectural style, time and period therefore not compatible to the Craftsman architectural style as vinyl is not historically accurate to the period and style. Fencing that is appropriate for the Craftsman style is made out of wood. The adjacent, neighboring contributing structures also have wood fences; therefore, this change would not be compatible. Therefore, the project does not meet this finding.

3. *The proposed change is consistent with the architectural style of the building as specified in subsection 5 herein, Design Review.*

As mentioned in Finding #2, the proposed six-foot high vinyl fence is not compatible to the Craftsman architectural style and the fence was built without a permit. The property use to have a wood fence installed and was replaced with a vinyl fence which is not a historically accurate to the Craftsman style. In addition, the Historic Guidelines for fence/wall installations require that all new fence and walls should be compatible in material and design with the period and style of the primary historic structure. Therefore, the proposed change not consistent with the architectural style of the building, as specified in subsection 5 herein, Design Review.

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

The proposed vinyl fence will impact the scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed as it is not consistent with the period of adjacent structures or the existing Craftsman Bungalow structure. The adjacent, neighboring contributing structures also have wood fences; therefore, would not be compatible.

CONCLUSION:

Staff recommends that the Historic Preservation Commission deny the appeal, upholding Staff's decision to deny MINCOA-18644-2022 and adopt Resolution No. 2022-012.

ENVIRONMENTAL REVIEW:

Staff has determined that this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Sections 15331 – Historical rehabilitation and Sections 15268 (Ministerial Projects), 15061[b][3](General Rule Exemption), and 15301 (Existing Facilities) of the California CEQA Guidelines. A Notice of Exemption has been prepared and is attached (Attachment 7).

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 2022-012
2. Historic Survey
3. Site Plan
4. Decision Letter
5. Code Enforcement Photos
6. Appeal Letter
7. Notice of Exemption
8. Craftsman Style Pages from the Pomona Guide to Historic Preservation