

THE CITY OF POMONA

Development Services Department



June 29, 2022

Gail R. Titus
418 Kenaok Place
Pomona, CA 91768

Subject: Notice of Decision for File No. (s) MINCOA-18644-2022

Dear Gail Titus,

The Planning Division has reviewed your Certificate of Appropriateness application to legalize an unpermitted 6-foot high vinyl fence at 418 Kenoak Place. This property is within the Hacienda Park Historic District. Upon review of the City's historic preservation ordinance and design guidelines, your project has been **denied**. The attached decision letter provides the analysis and basis for the decision. There is a 20-day appeal period from the date of approval: Tuesday, July 19, 2022.

If you have any questions, please contact me at (909) 620-2439 or email me at lynda.ramos@pomonaca.gov

Sincerely,

A handwritten signature in blue ink that reads "Lynda Ramos".

Lynda Ramos
Associate Planner



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-18644-2022

A request for a Minor Certificate of Appropriateness at 418 Kenoak Place to legalize an unpermitted 6-foot high vinyl fence in the western property line of an existing Craftsman Bungalow constructed in 1909. This structure is contributing to the Hacienda Park Historic District.

ADDRESS: **418 Kenoak Place**

APPLICANT: Gail R. Titus

PROJECT PLANNER: Lynda Ramos, Associate Planner

DECISION: Approval of File No(s). MINCOA-18644-2022

The Planning Division has completed its review of MINCOA-18644-2022. The request has been **Denied**. The approval is subject to the following conditions:

BASIS FOR DECISION

Staff reviewed Pomona's Historic Preservation Ordinance (Section .5809-13), the 1999 Guidelines for Alterations to Pomona's Historic Properties, and Preserving Pomona – The Pomona Guide to Historic Preservation. In order to approve a Minor Certificate of Appropriateness the following findings must be made:

1. The proposed change will adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.
2. The proposed change is not compatible in architectural style with existing adjacent contributing structures in an historic district.
3. The proposed change is 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.

Applicable Design Guideline Sections

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



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ANALYSIS

Staff has reviewed the project and has determined that it does not meet 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 affect the historical, architectural, and aesthetic features of the subject property and the Hacienda Park Historic District in which it is located.

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

The proposed six-foot high vinyl fence is not compatible to the Craftsman architectural 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.

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 owner had a wood fence installed and was replaced with a vinyl fence which is not historically accurate to the Craftsman style. In addition, the Historic Guidelines for fence/wall installations require that all new fences and walls should be compatible in material and design with the period and style of the primary historic structure. Therefore, the proposed change is 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, they would not be compatible.

APPEALS

This decision will become final on Tuesday, July 19, 2022, unless an appeal is filed with the Planning Division prior to this date. The applicant or any member of the public may file an appeal. There is no cost to file an appeal for a Minor Certificate of Appropriateness. Appeals may be filed with the contact listed in this letter.



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

Sincerely,

Geoffrey Starns, AICP, LEED AP BD+C
Historic Preservation Supervisor

Tuesday, May 17, 2022
Pomona, CA 91768



Tuesday, May 17, 2022
Pomona, CA 91768

