



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: October 3, 2018

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10661-2018)
Major Certificate of Appropriateness (MAJCOA 10659-2018) to permit a solid wood fence with gate in front yard and vinyl windows on eastern wall of existing house on a property located at 120 West Alvarado Street in the Wilton Heights Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 10661-2018), subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	120 W. Alvarado St.
Assessor's Parcel Number (APN)	8336-011-001
Lot Size	5,111 sf (.12 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	Administrative-Professional (A-P)
Historic District	Wilton Heights
Specific Plan	N/A
City Council District	District 1
Applicant	Demitra Hernandez
Property Owner	Demitra Hernandez

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	9/26/17: Case initiated for change of window sash from wood to vinyl.
Planning	4/25/18: Minor Certificate of Appropriateness for construction of wrought iron gate/fence at front of property. Review on hold. 11-13-17: Minor Certificate of Appropriateness application submitted for replacing four windows. Review on hold.

SITE DESCRIPTION AND BACKGROUND

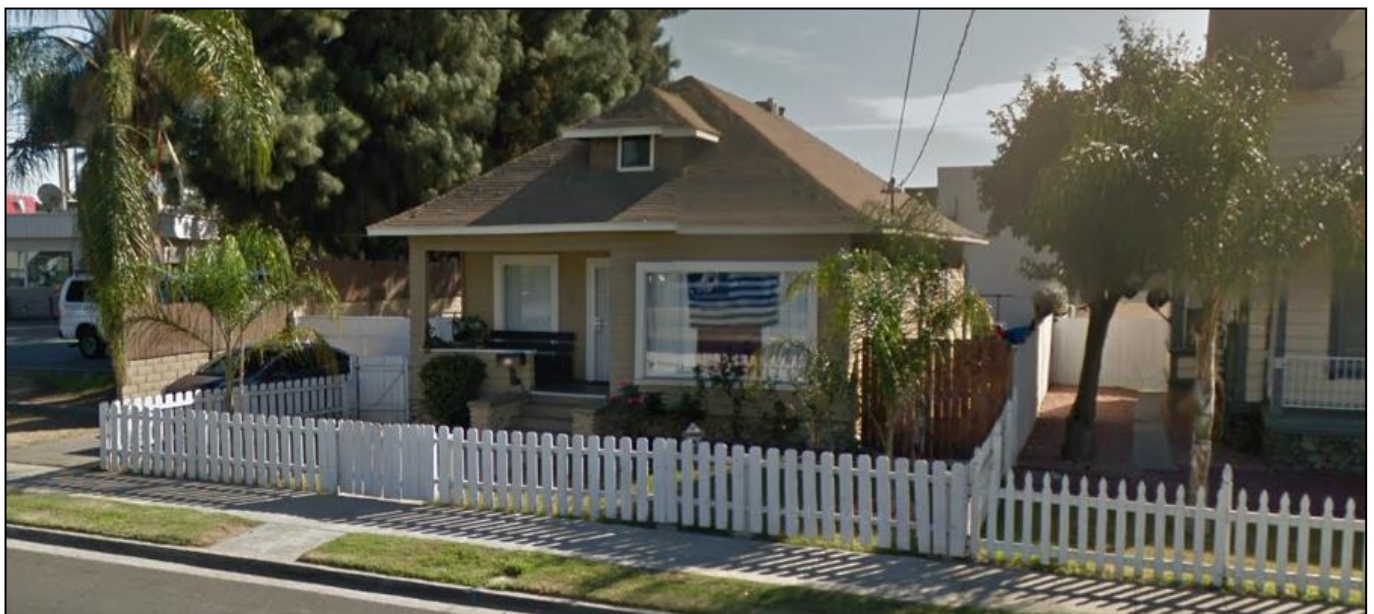
The site is currently developed with a 1,248 square foot single-family residence. It is located adjacent to a mix of residential and commercial uses. To the immediate east is an existing, operating gas station along Garey Avenue. To the north is a Stater Bros. grocery market. To the west is a residential use.

The site is identified in the Historic Resources Inventory conducted by Diann Marsh in March 1993 as a “Commercial” use building with “Colonial Revival” revival constructed in 1908 in “Good” condition with “Moderate” additions or alterations. It is marked as “Contributing with Modifications,” and described as:

“Large plate glass window in front façade/door with jalousie window on west side of porch/awnings.”

Building permit history and business license history indicate that the home has been historically used for commercial purposes, most recently as a salon. It is currently used as a single-family residence.

On September 26, 2017, a Code Enforcement case was initiated for the replacement of wood frame windows with vinyl sash windows on the eastern and western walls. In response, the applicant submitted a Minor Certificate of Appropriateness on November 13, 2017 to seek approval of the change out, and a subsequent application on April 25, 2018 for a wrought iron gate. Neither application was approved by Planning. The applicant installed a solid wood fence with a gate without required permits. Upon site inspection, Planning staff indicated that the fence would require removal and the vinyl sash would require change-out to original wood construction, or a Major Certificate of Appropriateness could be filed to request legalization of both changes. The applicant chose to pursue legalization by requesting approval from Historic Preservation Commission.



Above is image of home taken November 2016 (Source: Google Maps).

PROPOSED PROJECT

The proposed project consists of the legalization of vinyl windows on the eastern and western wall of the existing residence, and the legalization of a solid wood fence with gate constructed on the front property line.

APPLICABLE CODE SECTIONS

Per Section .503-I-11, Fencing and Wall Design Standards for Properties Located in Designated Historic Districts, *“all new fences and walls constructed where there are no existing fences or walls and those fences and walls where an existing fence or wall is rebuilt or replaced more than 50 percent of the length of the original fence or wall that are located in a front yard, street facing side or rear yard where visible from a public street”* require a Minor Certificate of Appropriateness. However, *“exceptions to the Design Standards for fences and walls in historic districts may be allowed by the Historic Preservation Commission with the approval of a Major COA if the Commission determines the exceptions to be beneficial to the overall appropriateness of the fence or wall.”*

Per the City of Pomona’s 1999 Design Guidelines for Historic Properties related to window alteration, if historic window trim is to be altered or removed, or historic window accent material such as wood is to be removed, or the historic appearance is to be modified using designs, materials, and finishes that noticeably change the sash, depth of reveal, or other aspects, a Major Certificate of Appropriateness and Historic Preservation Commission approval is required.

ANALYSIS

Consistency with Section .503-I Fences, Hedges and Walls in Historic Districts

Staff analyzed the following standards found in Section .503-I-11 in its review for a Minor Certificate of Appropriateness:

- a) ***“Existing historic fences and wall shall be preserved and maintained in place.”*** The Historic Resources Survey does not identify a fence or wall as part of a defining characteristic of this property or structure, and therefore the historic significance of the previously installed white picket fencing is unclear. The property is immediately adjacent to non-historical commercial uses, including a grocery store and gas station; therefore, given the context of the neighborhood as a combination of non-historical and historical uses, the installed wood fence may be considered appropriate.
- b) ***“Only deteriorated portions of a historic fence or wall shall be replaced rather than the entire fence or wall. Repaired areas shall match the original in location, design, style dimension, detail, texture, pattern, material and color.”*** Staff does not consider this standard applicable as the historic nature of the previous white picket fence cannot be established.
- c) ***“If a historic fence or wall must be removed, it shall be replaced in kind.”*** Staff does not consider this standard applicable as the historic nature of the previous white picket fence cannot be established.

- d) ***“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.”*** Since the historical nature of the previous white picket fence cannot be established, Staff has applied this standard to the installed fence. Based on Staff site visits, conversations with the project applicant, review of Code Enforcement actions on adjacent properties, and a review of Police reports, Staff has determined that fencing and wall on this property would further public safety and is therefore meeting this standard.

As seen in the photo below, the previous picket fencing was low and did not cover the driveway and eastern property line of the residence, leaving this area exposed to the adjacent public right of way and gas station.



- e) ***“New features such as arbors or entrance gates located in front yards shall be designed to minimize impacts to the historic building on the site by keeping them open, installed where they will not obstruct view from the street of prominent historic features of the building, such as front entries and front porches, and compatible in material, color, and design with the main building on the site.”*** The entrance gate installed in the front yard does not obstruct the street view of the front porch or front large plate glass window, which were identified in the Historic Resources Survey. However, the installed fence is not compatible in color and design with the main building of the site, which is Colonial Revival architecture. **Therefore, an exception to this standard is required.** Staff concludes an exception is warranted as the historic nature of the main residence will not be obstructed from street view or altered, and that the color of the existing residence has

not be singularly identified as a defining historical attribute.

- f) ***“Fences and walls in front yard setback areas shall be designed to be consistent with the historic architectural style and period of the main building on the site as follows: Plain wood picket fencing is appropriate for Colonial Revival, Craftsman, Prairie Style and Period Revival styles such as English and French Tudors.”*** The installed fence can be considered wood fencing, but it does constitute typical picket fencing due to lack of openings. **Therefore, an exception to this standard is required.** Staff concludes an exception is warranted as the fencing is still constructed of wooden material.
- g) ***“Combination block and wrought iron/tubular steel style fences shall not be installed in front yards in historic districts or on historic landmark properties.”*** This standard is not applicable to the installed fence as it is a solid wood fence.
- h) ***“Fencing in front yards and side yards, outside of the rear yard area, adjacent to a public right-of-way shall be open style such as wrought iron, louvered, lattice, stake and other similar materials with the except of chain-link fencing, which is prohibited.”*** The installed fence is not an open style and can more closely be defined as a solid wood fence. **Therefore, an exception to this standard is required.** Staff concludes an exception is warranted as though the fencing is solid wood and not open, it still allows clear visibility of the historic residence, and the material used is not otherwise prohibited.
- i) ***“When replacing an existing historic fence or wall of appropriate design in the front yard setback that is deteriorated beyond repair, the new fence or wall shall match the existing in layout, materials, height, and design.”*** Staff does not consider this standard applicable as the historic nature of the previous white picket fence cannot be established.
- j) ***“Retaining walls in front yards and street-facing side and rear yards shall be constructed of natural rock or stone or other material compatible with the historic architectural style of the main building on the same site.”*** This standard is not applicable to the installed fence as it is not a retaining wall.
- k) ***“New retaining walls in front yards shall be the same height as other historic retaining walls located in the same vicinity. If there are no other retaining walls in the vicinity, any new retaining walls shall not be greater than 4 feet in height.”*** This standard is not applicable to the installed fence as it is not a retaining wall.
- l) ***“New vinyl fencing and vinyl arbors shall not be installed in any front yard setback or street facing side or rear yard for properties located in historic districts or on properties containing historic landmarks. New vinyl fencing and vinyl arbors in front yards and street facing side and rear yards are subject to review and approval by the Historic Preservation Commission.”*** The installed fencing is solid wood and is not vinyl. Moreover, Staff notes that this standard offers the ability for vinyl fencing to be considered per HPC review, which may be analogous to the current request.

Staff has identified three exceptions (Standards *e*, *f*, and *h*) that should be considered by the HPC in its review of the installed solid wood fence. Moreover, .503-I does not permit solid fencing over three feet in height. The installed fence is four feet, and in some places slightly higher due

to the gate; therefore, a condition has been added for a *Minor Deviation Variance* to be approved by Planning to allow an increase in height from three feet to a maximum of five feet.

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines state that “the size, type, and placement of windows are important defining features of historic structures. To preserve the historic appearance and value of a structure, the original windows should be preserved whenever possible.” This approach includes repairing rather than replacing damaged windows, and maintaining the original size, shape, and rhythm of window openings on portions of structures visible from the street.

The six installed vinyl windows that have replaced the original windows are partially obstructed from public street view as they are on the eastern and western walls of the property, beyond the front yard setback. Also, they retain wood casing but have a vinyl sash. Moreover, per the Historic Resources Survey, the front large frame window was identified, but the remaining windows were specifically identified as a defining feature of the Colonial Revival house.

The photo below, provided by Code Enforcement dated 2011, shows the original wood windows on the eastern side of the residence.



The photo below, dated October 2017, shows the same eastern side with vinyl sash but retaining the wood casing.



PUBLIC NOTICING

On September 21, 2018, a public hearing notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site, along with local historical groups.

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 (L.1) which allows for installation of fencing and replacement of windows.

CONCLUSION

Staff concludes that exceptions to the design standards for fencing are warranted as the installed solid fencing still allows clear visibility of the historic residence, and the material used is not

otherwise prohibited; moreover, the fence or color of the existing residence has not been singularly identified as a defining historical attribute of the property. The vinyl windows retain wood casement and have a vinyl sash but are partially obstructed by street view and do not change the sizing and shape of the window frame. Therefore, the project is otherwise consistent with the applicable standards and guidelines found in the Pomona Zoning Ordinance and Design Guidelines and staff recommends that Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 9690-2018), subject to conditions.

Respectfully submitted by:

Prepared by:

Mario Suarez, AICP
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Ata Khan
Senior Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Fence Photographs Before and After
- 4) Window Photographs Before and After
- 5) Historic Resources Inventory Form
- 6) County Recorded Notice of Historic Designation