

THE CITY OF POMONA

Development Services Department



November 15, 2023

Kenneth Allison
6039 Amethyst St.
Rancho Cucamonga, CA 91737

Subject: Notice of Decision for File No.(s) MINCOA-22806-2023

Dear Kenneth Allison,

The Planning Division has reviewed your Certificate of Appropriateness application to replace the existing asphalt shingle roof material with an in kind replacement material at 484 W. Columbia Ave, within the Wilton Heights Historic District. Upon review of the City's historic preservation ordinance and design guidelines your project has been **approved**. The attached decision letter provides the analysis and basis for the decision. There is a 20 day appeal period from the date of approval.

If you have any questions, please contact me at (909) 620-3634 or email me at carlos.molina@pomona.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "C. Molina", written over a horizontal line.

Carlos Molina
Assistant Planner

Attachments

- o Historic Resource Survey



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-022806-2023

A request for a Minor Certificate of Appropriateness to replace the existing asphalt shingle roof with new asphalt composition shingles on the primary structure and the detached garage. The existing historic resource is a Minimal Traditional residence, constructed in 1946. This site is located within the Wilton Heights Historic District.

ADDRESS: **484 W. Columbia Ave.**

APPLICANT: Kenneth Allison

PROJECT PLANNER: Carlos Molina, Assistant Planner

DECISION: Approve File No(s). MINCOA-022806-2023.

BASIS FOR DECISION

Staff reviewed Pomona's Historic Preservation Ordinance (Section .5809-13), and the applicable design standards in Preserving Pomona – The Pomona Guide to Historic Preservation. In order to approve a Minor Certificate of Appropriateness Staff must determine that the findings contained in the City's Historic Preservation Ordinance can be made.

Applicable Design Standards

- Roof material replacement is a "Like for Like" or an "In-kind" replacement.
- The new roof meets the guidance based on the material of the roof.
- Replacement of a non-historic roof shall meet the guidance based on the material historically typical for the property's architectural style (See Chapter 2 of Design Guidelines) corresponding to the material of the roof.
- New vents must be low profile vents.



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CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-022806-2023. The request has been **approved**. The approval is subject to the following conditions:

1. The approval shall be used in the manner requested and shall be in substantial conformity with the plans approved by the Planning Division on the date listed on this letter, in accordance with the revision and/or additional conditions specifically required in this approval.
2. The approval shall be valid for not more than one year from the date of Permit approval. The Planning Division may grant a time extension for one (1) year provided that a written request by the applicant is submitted to the Planning Division within thirty (30) days prior to the expiration date without a fee. If plans are submitted to the Building and Safety division within one year from the date of approval, the proposed action shall be considered active.
3. The applicant shall obtain any required permits from the Building & Safety Division and/or Department of Public Works.
4. In the event that the approved plans under this Minor Certificate of Appropriateness are inconsistent with the provisions of the California Code of Regulations, Title 24 and/or any other applicable uniform building codes, the applicable building codes shall prevail.
5. Any deviation from the approved plans, shall require modification to the Certificate of Appropriateness and require approval of the Planning Division and, if necessary, the Historic Preservation Commission.
6. All project conditions shall be imprinted on the title sheet of the construction drawings (if required). The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.
7. Prior to Occupancy the Planning Division shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.
8. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 8:00 p.m., Monday through Saturday
(There shall be no construction allowed on Sunday or on any Federal or State Holiday)

9. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.



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10. The applicant shall obtain a building permit prior to any demolition or construction.
11. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
12. The new roof materials shall be Trudefinition Duration Cool Shingles – Owens Corning (CRRC 0890-0013), as proposed.

APPEALS

This decision will become final on Wednesday, December 06, 2023, 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Geoffrey Starns".

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

November 15, 2023

Date

CITY OF POMONA Historic Resources Inventory (Short Form - Exterior)

(1) Address: ⁴⁸⁴~~487~~ W. Columbia (2) Neighborhood: Willow Heights

(3) Property Category:

Single Family Residential	<input checked="" type="checkbox"/>	Multi-Family Residential	___ # of Units ___
Commercial	___	Industrial	___
Other	___		

(4) Architectural Style (see attached sheet): _____

(5) Estimated Construction Date(s): 1946 (6) Condition of Structure Good

(7) Additions or Alterations: Major Moderate Few None

Description: Clapboard Siding house. Double hung windows - Large covered porch.

(8) Other comments or observations: _____

(9) Rating: "C" "CM" "N" "NA" "R"

(10) Evaluator: _____
Date of Evaluation: 12/1/98

