

DRAFT MINUTES
POMONA HISTORIC PRESERVATION COMMISSION
AUGUST 2, 2017

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 7:04 p.m. by Chair Gallivan.

FLAG SALUTE: Chair Gallivan led the Commission in the flag salute.

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Chair Gallivan; Commissioners Tomkins, Garcia, Gomez, and Kercheval

COMMISSIONERS ABSENT: Vice-Chair Martin and Commissioner Tessier

STAFF PRESENT: Development Services Director Lazzaretto, Development Services Manager Johnson, Contract Planner Jeff Hamilton.

ITEM D:
PUBLIC COMMENT:

Resident who was representing, Lincoln Park Historic District, stated he turned in a petition to the Community Life Commission regarding the Arts Market and has attempted to work with the owner and other community members to request the owner bring the property up to minimum maintenance standards. He shared the owner has filed a major certificate of appropriateness and this will be coming before the Commission. He hopes the City will work to correct the outstanding violations on the property.

Development Services Manager Johnson responded to Commissioner questions that staff will be working to correct these issues and the HPC will hear a case on a major COA for an after the fact tree removal.

The Commissioners had several questions related to the property and the process of various property improvements required.

Resident stated that he purchased property in the historic district of Lincoln Park and expressed concerns that he was instructed to call City Hall to report code enforcement complaints rather than the City being proactive and initiating cases on their own. He requested that the commissioners meet with him to walk his neighborhood to witness overgrown vegetation that blocks sidewalks and creates a public safety hazard.

Development Services Manager Johnson responded to Commissioner questions and comments on the process of code compliance processes in the City and agreed there were properties in Lincoln Park that were not acceptable and create hazards for the public walking along public sidewalks.

Development Services Director Lazzaretto clarified that if a resident desires to remain anonymous they can file a complaint anonymously; however he recommends that it is more effective to call and discuss the complaint details with a live body of the code compliance division and call regularly to check on the status of a case.

Dan McIntyre, Pomona Heritage and a resident of Lincoln Park Historic District, recognized Brad Johnson's departure from the City and commended him for his efforts of ten years serving the City. He expressed concerns with the City demolishing and recreating planter walls outside of City Hall in the Civic Plaza, stating that a local landmark application had been filed earlier in the day to cease work on the property and request that the entire civic plaza be considered as a landmark property.

ITEM E:
CONSENT CALENDAR

1. Unofficial Minutes, June 7, 2017 Historic Preservation Commission Meeting

Minutes from the June 7, 2017 meeting were discussed.

Commissioner Tomkins stated that the style of the minutes were not as requested at the last meeting. She stated that more detail should be included with commissioner comments for the public to see more precise conversations and understand the mindset of the Commission when items are being discussed.

Chair Gallivan agreed and stated that the Commission also requested that the formatting of the minutes be changed to the style that was done years ago with a new paragraph being created for each new speaker to be able to easily view where a new speaker began their comments.

Development Services Manager Johnson stated that if the Commission desired more detail and a re-formatting on this particular set of minutes that staff could modify the minutes and place them for consideration on the September Agenda for the Commission.

2. Request for use of City electronic LED Display Sign – Restoration Workshop

Development Services Manager Johnson requested staff direction on use of the new electronic reader board located in front of City Hall at the corner of Mission Blvd and Garey Ave. He stated that the reader board policy states that only City sponsored events are allowed to be advertised. He reported that a request was received from Pomona Heritage to use the board to advertise the annual Home Restoration Workshop and the City Manager's office asked that the request be made by the HPC rather than an organization.

The Commissioners discussed the request and agreed unanimously that the use the reader board for advertising the Home Restoration Workshop and the annual Home Tour was appropriate direction to City staff because both of the events are educational outreach that is related the City's Historic Preservation Ordinance.

Commissioner Kercheval requested the item be approved for the next ten years.

PUBLIC HEARINGS:

ITEM F-1

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 7490-2017) TO ALLOW THE DEMOLITION OF THREE (3) STRUCTURES WITH ESTIMATED CONSTRUCTION DATES BETWEEN THE 1890's – 1940's LOCATED AT 148 N. HUNTINGTON STREET.

Contract Planner Jeff Hamilton provided a presentation on the application submitted by the City of Pomona Water Resources Department. He described the setting of the project and the proposed buildings being requested for demolition.

Water Resources Director Darron Poulsen introduced himself to the Commission and introduced Project Manager Tim Hampton to present in more detail on the project.

Project Manager Hampton described the project scope, outline, details, timing and the reasons necessary to replace the aging and inefficient Public Water Yard facilities.

Nicole Cobleigh, Dudek, the City's environmental consultant for the project presented the outline and detailed areas of the CEQA document prepared for the project. She outlined the Initial Study and Mitigated Negative Declaration that was prepared for the totality of the project that included site cleanup of contaminated soil that would be ultimately cleaned up by the utility companies responsible under an agreement with the City.

Nicole Cobleigh, Dudek, discussed the details of the Historic Resources Assessment Technical Report that studied each of the 9 structures (7 buildings, 2 carports) and explained the reasoning why none of the buildings qualified as individual historic resources of the site. She shared that based upon changes made to the property and decades of modifications to individual buildings such as re-bricking of the original openings, removal and replacement of many windows and various other elements being added to the property and buildings disqualifies them to be considered local, state or national register qualifying structures.

Water Resources Director Poulsen described additional history of this project, noting it has been on the CIP books for 10-15 years. He stated that the Water Resources department is very sensitive to the historic aspects of the water yard and supportive of modifying the project as the Commission directs. He shared that the City Council has discussed the project and is supportive and the Planning Commission has approved a Conditional Use Permit (CUP) for the development. He noted that currently City Staff work in a building and environment that is unsafe and potentially harmful. He added that within a reasonable budget many of the items that the commissioners described as details of existing buildings such as signage, metal, brick, trusses, stairways, dock doors, elevator parts can all potentially be utilized either functionally or aesthetically into the new buildings.

David Goodal of Goodal & Gonzales Architects, the City's designer for the project described the inspiration for the design of the building and described how elements of the existing buildings will be re-used into the design of the new structures. This included used brick from the administration building and used tin from the roof and walls of the warehouse building. He stated that incorporating materials into the interior structure of buildings would be more costly.

Water Resources Director Poulsen stated that in the design they must be mindful that these buildings have to stay in place as their operations, at the same time the new building is built, so they can't take a structure out of one building and move it to another because this one has to be fully built before being demolished.

Commissioner Kercheval asked if the trusses could be considered and appreciates trying to use the tin. He noted that any excess tin could be sold.

Water Resources Director Poulsen, agreed about the trusses being used in a decorative nature. He expressed concerns with the sale of items, stating that Utilities will be responsible for the demolition, so they would get the funds from any sale of will charge to demolish differently.

Commissioner Kercheval asked about the collection of the tin during demolition and inquired if there were extra fees.

Chair Gallivan spoke about this being an opportunity to architecturally come up with something very beautiful for the City, which maintains the spirit of the past and ties it with the future.

Water Resources Director Poulsen spoke about keeping the design in the historic era with a contemporary niche.

David Goodal, architect, stated they are here to talk with Commissioners and get input, not here to design on the spot. He spoke about ideas like the stairways inside of the warehouse building ultimately being used because all of the buildings will be built when the warehouse is demolished. He noted that some of that old timber could be utilized to develop the perimeter of the site in a way that is more interesting to the public.

Commissioner Kercheval read a short list of items to be considered and discussed; the tin, bricks, sliding barn doors, incorporating the trusses in a decorative manner instead of a support manner, elevator and hardware associated, the heavy lumber stairs, and the railings

Water Resources Director Poulsen stated they will look at these items.

Chair Gallivan commented he really likes the idea of the sign being preserved on the bricks and finding a way to protect it from fading so it can be creatively incorporated in the design.

David Goodal responded that they had presented a new sign on the railroad side, however, there might be a sign on the training room facing the public that is the old sign and used.

Commissioner Tomkins spoke about approval knowing that discussion has been recorded and will be kept on the record for five years.

Contract Planner Hamilton replied that he has been making notes of commissioner comments and recommends they add a condition of approval. He suggested verbiage such as "the architect and staff shall carefully consider the possibility of reusing to the maximum extent feasible, brick, corrugated metal, heavy timbers, trusses, the articulated list by Commissioner Kercheval in a functional way or a decorative way on any future designs of the building" and then add as a second

condition that “any subsequent designs shall be brought back to this Commission for review and consideration”

Commissioner Gomez reminded Planner Hamilton of the use of the brick sign.

Contract Planner Hamilton stated that they will work to the maximum extent feasible, with the understanding that some of this may or may not be feasible within the budget.

Water Resources Director Poulsen reported that the sign will definitely be included and that staff are as interested in sharing their rich history, as this community was based on water.

Commissioner Gomez suggested the training room be used as a museum with historic pictures displayed.

Water Resources Director Poulsen responded that they have discussed using some of the walls of in the training room to put up a picture story board with the history of the site, water history, etc. He shared they anticipate using that training room as a public room on weekends for events.

Commissioner Kercheval spoke in support of the public using the training room.

Water Resources Director Poulsen clarified that in addition to a monthly safety meeting, the training room is used often throughout the week for other section trainings.

Chair Gallivan stated that the site currently has closed access quite often and inquired about protecting the valuable equipment.

Water Resources Director Poulsen stated that they have recently purchased a SCATA (spelling) system that controls every water system in the City and it is very secure.

Chair Gallivan asked to add salvage rights to motion for any archeological findings.

Water Resources Director Poulsen spoke about specifically identifying those archeological items, by working together to form a list.

Chair Gallivan spoke about the history dating back to the Casa Primera because of the natural water spot.

Motion by Commissioner Kercheval, seconded by Commissioner Gomez, carried by a majority vote of the members presents (5-0-0-2), to approve the Major Certificate of Appropriateness (MAJCOA 7490-2017) to allow the demolition of three (3) structures with estimated construction dates between the 1890's – 1940's with conditions as stated by Planner Hamilton and salvage rights to archaeological findings.

NEW BUSINESS:

ITEM H:
DISCUSSION:

1. Minor Certificates of Appropriateness- July 2017

ITEM I:
COMMISSIONER COMMUNICATIONS:

ITEM J:
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

1. Certificate of Appropriateness Approvals for Minor Alterations - February 2017 through March 2017.
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ITEM K:
ADJOURNMENT:

Chair Gallivan adjourned the meeting at 9:00 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on October 4, 2017, in the City Council Chambers.

Brad Johnson
Development Services Manager

Jessica Thorndike, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.