



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 10659-2018)
Major Certificate of Appropriateness (MAJCOA 10659-2018) to allow for an addition to the back of an existing building and the addition of solar carports in the parking lot

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 10659-2018) to allow for an addition to the back of an existing building and the addition of solar carports in the parking lot at the Pomona YMCA Building (National Register of Historic Places 86000408), located at 350 North Garey Avenue, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	350 N. Garey Ave.
Assessor's Parcel Number (APN)	8336-026-017
Lot Size	85,051 sf (1.95 acres)
General Plan Land Use Designation	Transit Oriented District: Core
Zoning District	Specific Plan
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan: Downtown Gateway Segment
City Council District	District 4
Applicant	Spectra Company
Property Owner	Spectra Company

RELATED ACTIONS

Historic Preservation Commission	1/29/18: Major Certificate of Appropriateness application (MAJCOA 9322-2018) for the retroactive approval of tree removal. In review, scheduled for 11/7 HPC hearing.
Code Enforcement	1/8/18: Code case for unpermitted tree removal. Open, pending review of MAJCOA 9322-2018
Planning	None

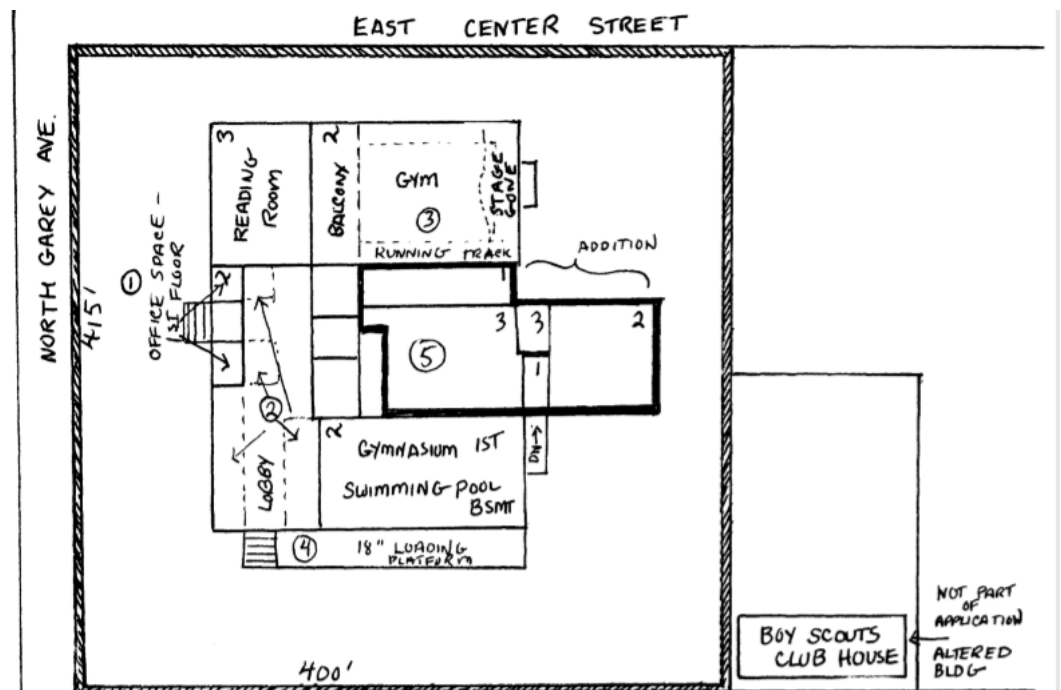
BACKGROUND

The site is currently developed with a 50,000 square feet building located at 350 North Garey Avenue. The building was formerly used by the Pomona Valley YMCA and was registered as a national historic landmark in 1986. According to the National Register of Places Historic Places Inventory Nomination Form:

“It retains its architectural integrity with few alterations visible from the front. Built in 1920-22, it was constructed in a “U” shape, with the wings projecting toward the back. The building is three stories high across the front with the wing being two stories high. A partial basement containing a swimming pool runs beneath the building.

The existing building includes a hip roof clad in red clay tile, dark red brick which forms the walls accented by rows of cream-colored terra cotta trim and cream-colored wood window frames. Nine arches, two stories high, form a repetitive pattern across the front façade.

Since the construction of the original 1922 structure, the site has undergone two key changes: a significant building addition in 1958, and a second addition in the 1970’s (See graphic below from the National Register of Historic Places).



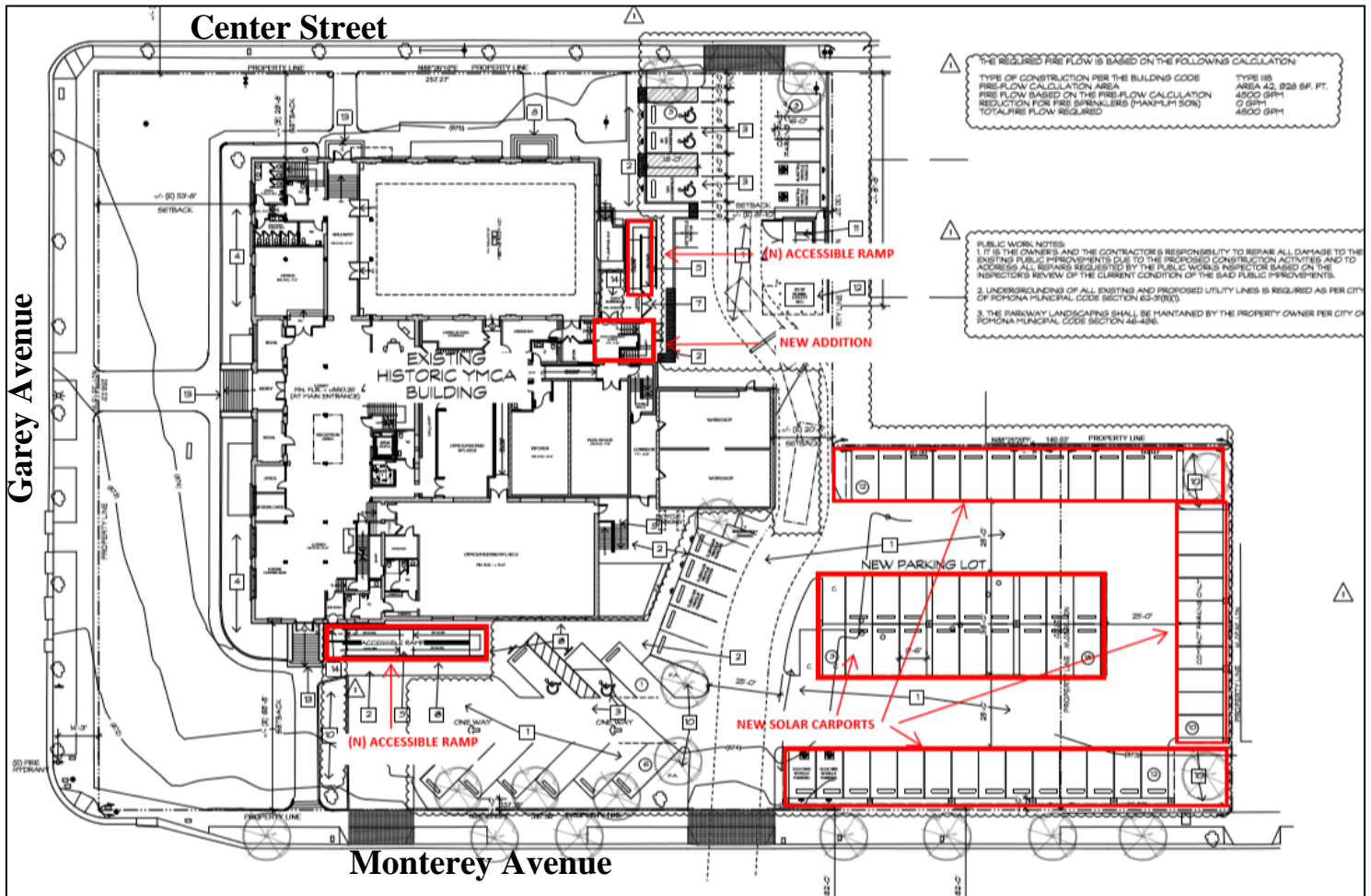
- 1984
 (INCLUDING CHANGES)
- ① OFFICE SPACE ADDED ON EACH SIDE OF ENTRY PORCH
 - ② WALLS ADDED IN LOBBY
 ALL COLUMNS, CORNICE, WANSCOTING INTACT
 - ③ GYM MADE FROM AUDITORIUM (1940)
 RUNNING TRACK INSTALLED
 - ④ LOADING PLATFORM (18" HIGH CONCRETE)
 - ⑤ ADDITIONS TO REAR (1958)

100'
 SCALE 1" = 100'

REGISTER PROPERTY BOUNDARY

PROPOSED PROJECT

The proposed project consists of a new addition adjacent to the two building additions on the site generally northeast on the lot adjacent; parking lot improvements on the southeast portion of the lot that include new solar carports separated from the building by a fire lane; and two new ADA accessible ramps to be added on the south and east side of the property along the building exterior. The Site Plan below shows new areas in red:



APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, “no work including exterior alteration and demolition, may be conducted on a designated historic law without first obtaining a certificate of appropriateness from the city.” Major projects include “changes which significant alter the following: height, proportions, the relationship of the building mass and space, roof shape, scale or distinctive facades of the structure.”

Furthermore, a proposed project is analyzed for consistency with the City of Pomona’s 1999 Design Guidelines for Historic Properties and Secretary of Interior Standards for Rehabilitation of Historic Properties.

ANALYSIS

Consistency with Section .5809-13 (Historic Preservation) of the Zoning Ordinance Standards:

As illustrated in Table 1, the addition to the existing building and new solar carports are consistent with the standards contained in Section .5809-13 of the Zoning Ordinance.

The new addition will be similar in character to an existing addition adjacent to the original building constructed in the 1970s. This addition is a simple box shape, painted white, hidden from public street view that does not affect the historic features of the main building’s elevation. The new addition will be significantly smaller in massing to the existing addition, and differentiated from the original brick structure. It will be set back approximately six inches from the corner of the 1958 addition and not impede on the corner of the original 1922 building. The size and massing of the proposed addition is small enough to be hidden from public street view and would not affect the massing and character of the existing building and will remain compatible with the latest addition in color and style.

The new solar carports will be installed as part of parking lot improvements to the southeast portion of the lot. It will be separated from the existing building by a fire lane. The carports will be neutral in style, and painted in a compatible color to other metal work found on the existing building, such as fire escapes and railings. Solar panels will only be constructed on the new carports and will not be placed on any existing building.

Table 1. Compliance with .5809-13 (Historic Preservation)

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Height	Is the height and bulk compatible with surrounding structures and in conformance with maximum allowable height?	X	
Proportions of Windows and Doors	Are proportions and relationships between doors and windows compatible with the architectural style and character of surrounding structures?	X	
Relationship of Building Masses and Spaces	Are proposed structures and/or remodeled spaces and created spaces consistent with the shapes and setbacks of existing adjacent structures?	X	
Roof Shape	Is the design of the roof compatible with the architectural character and style of surrounding structures?	X	
Scale	Is the scale of the structure compatible with the architectural character and style of the existing building?	X	

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Directional Expression/Facades	Are facades compatible with the dominant horizontal and vertical expression of surrounding structures?	X	
Architectural Details	Do architectural details like materials and textures make new construction compatible with the architectural style and character of the historic district?	X	
Architectural Rhythm and Articulation	Do proposed structures and façade remodeling show rhythmic repetition of architectural details for compatibility with façade articulation of existing adjacent buildings?	X	
New additions	When new additions and adjacent related new construction are removed, will essential form and integrity of the historic property and its environment be impaired?	X	
Exterior mechanical equipment	Is the design, style, color and texture of the required screening method compatible with the existing or proposed building/façade design?	N/A	

Consistency with the Secretary of the Interior’s (SOI) Standards

The SOI Standards for Rehabilitation of Historic Properties contains two standards that are directly related to additions and new construction. The standards are as follows:

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

The proposed project involves a small addition adjacent to an existing building. The project has been designed to remain compatible with an existing building addition in color and style. The proposed massing is significantly smaller than the existing buildings, and will not affect the historical character of the building elevation. As such, the proposed project will be consistent in style with the existing buildings.

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.

The proposed addition will not affect the significant architectural features of the building and, therefore, will not have a negative impact on the essential form and integrity of the historic property. If the addition was removed in the future, the essential form and integrity

of the 1922 historic building would be retained.

Per Technical Bulletin Number 52 issued by the Secretary of Interior entitled “Incorporating Solar Panels in a Rehabilitation Project (Attachment 4),” *“in circumstances where solar collectors are not placed on rooftops, they should only be positioned in limited or no-visibility locations in secondary areas of the property. Vegetation or a compatible screen may also be an option to further reduce the impact of these features on a historic property.”* The proposed solar panels will be installed on new carports located in a parking lot at the southeast corner of the lot, which is a secondary area of the site. Moreover, the panels and carport will not affect the existing buildings and therefore do not impact features of the historic property. While the National Register of Historic Place nomination form (Attachment 3) states that the *“setting and landscaping contribute to the visibility and character of the structure,”* the proposed carports will be located to the rear of the historic structure and will not affect the visual prominence of the building from Garey Avenue. The only street-facing area where carports will be located will be along Monterey Avenue, which is proposed to be further hidden by proposed street trees planted in the right-of-way.

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines state that new additions preserve the historic and architectural integrity of the existing building and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. The proposed addition will resemble the second addition constructed in the 1970’s in style, color, and texture. It is positioned and massed to protect the historic and architectural integrity of the original 1922 building. The solar carports do not impact the individual features of the main historic building and will match the style of other metal work on the site. Therefore, the proposed addition is consistent with the ideal preservation approach described in the Design Guidelines.

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 3 (New Construction or Conversion of Small Structures), Section 15303 Categorical Exemption per Section 15301 (L.1) which allows for new construction of small additions and structures.

CONCLUSION

The design and materials of the proposed major alteration meet the requirements of the Design Guidelines, the standards contained in Section .5809-13 of the Zoning Ordinance and the SOI Standards for Rehabilitation. The major alteration will reflect the architectural style of the residence and will have no adverse impact on the architectural features of the existing building. Therefore, the project is consistent with the applicable standards and 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) National Register of Historic Places Form
- 4) Secretary of Interior Technical Bulletin No. 52
- 5) Applicant Submittal Package with Photographs
- 6) Project Plan Reduction
- 7) High Quality Rendering