



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: October 2, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11783-2019)
(CONTINUED FROM SEPTEMBER 4, 2019)

Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street in the Downtown Gateway Segment of the Pomona Corridors Specific Plan and the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	100 & 130 E. Alvarado Street
Assessor's Parcel Number (APN)	8336-006-019; 8336-006-022
Lot Size	19,440 SF (0.446 Acres)
General Plan Land Use Designation	Neighborhood Edge
Zoning District	Downtown Gateway Segment
Historic District	Lincoln Park Historic District
Specific Plan	Pomona Corridors Specific Plan
City Council District	District 4
Applicant	Al Naji
Property Owner	Al Naji

PREVIOUS RELATED ACTIONS

On September 4, 2019, the Historic Preservation Commission (HPC) conducted a public hearing on Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street (Attachment 2). The HPC provided specific design guidance to the applicant and continued the public hearing to its next regularly scheduled meeting on October 2, 2019. The HPC comments included guidance to resolve massing, architectural, and restoration features of the project; specifically, addressing the original firetruck

entrance, previous existing lighting and décor fixtures, the rebuild of original planters, and the overall massing of the new proposed addition facing Garey Avenue and its architectural elements.

REVISED PROJECT

The subject site is a corner lot consisting of a 19,440 square-foot (0.446 Acres) parcel developed with a 5,187 square-foot original firehouse structure, and a 1,924 square-foot enclosed patio and storage room, which is not original to the historic property. The scope of work for the proposed project consists of the following elements:

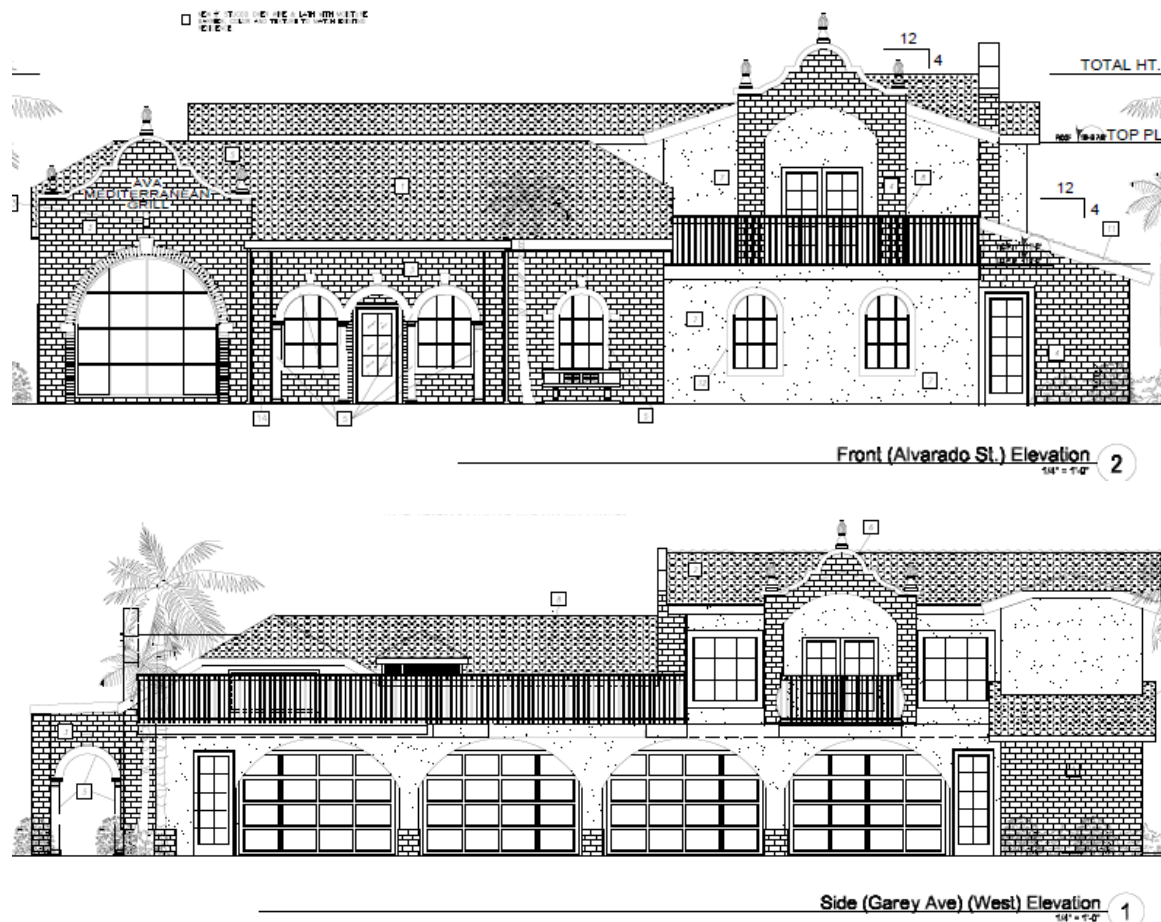
- Restoration of some of the original firehouse structure features
- Demolition of non-original additions
- Proposal of new additions

The demolition work includes the removal of the enclosed patio converted to an interior dining area on the west side of the original structure, and a storage room on the south side of the original structure.

Based on the comments and guidance provided by the HPC at the September 4, 2019 meeting, the applicant has revised the project plans as follows:

1. Significant reduction of the second story addition along the west elevation facing Garey Avenue to allow for the unique original roof lines and historic dormers to be more visible.
2. New architectural details that are reflective of the original structure.
3. A combination hip and gable roof form for the addition to match the existing roof.
4. Mission-Revival style parapet walls on the addition along with the distinctive flaming vases to match the original structure.
5. A smooth-stucco brick veneer combination of siding with an appropriate color to match the original firehouse structure and the original firehouse brickwork.
6. The restoration of the firetruck entrance on the original structure.
7. The reconstruction of a historic window planter and exterior lighting fixtures.

Figure 1. Proposed Elevations



The majority of the second-story addition is now captured on the South side of the proposed additions taking an L-shape form, per the Commission's guidance. The revised project is proposing to rebuild the first-story additions to the same footprint of the previous additions, with a slight extension on the southwest side of the property. The revised scope of work includes restoration of the original firehouse truck entrance, the reconstruction of a historic planter outside of a north-facing window, the addition of lighting fixtures that will resemble historic fixtures, and the replacement of the existing rain gutter and eave drip. Along with the revised scope of work, restoration work addressing any necessary repairs for the original structure, such as repair of brickwork and original concrete trim, is also proposed. Previously, the applicant was proposing to restore the non-original water tower, however based on Commissions direction it was suggested to restore the original brick hose-drying tower or remove any suggested alternative. Due to the costs associated with the restoration of such feature, the applicant is no longer proposing to build a tower feature of any sort and has removed it from the revised plans.

Additionally, the revisions allowed the applicant to incorporate an open floor plan on the one-story addition, creating an open seating area that is now connected to the outside patio garden. The open seating area is created through a series of roll-up wooden and glass combination doors facing Garey Avenue that will remain open during hours of operation and closed during non-operational hours (see Figure 1 above). The proposed scope of work still includes the creation of

a patio garden, serving as a connecting pedestrian pathway to Garey Avenue, on-site improvements to the landscaping, parking lot, and a new trash enclosure (Attachment 3).

ANALYSIS

The revisions to the project have been analyzed for consistency with the standards contained in Section .5809-13 (Historic Preservation) of the Zoning Ordinance, the City of Pomona's 1999 Design Guidelines for Historic Properties, and the Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties. The proposed major alteration, including the new revised design and materials, is consistent with the standards contained in Section .5809-13 of the Zoning Ordinance, the Design Guidelines, and the SOI Standards for Rehabilitation.

CONCLUSION

The revised plans reflect the Mission Revival architectural style of the original firehouse structure and will have no adverse impact on the architectural features of the existing structure as the major alterations will be subordinate to the original firehouse structure. The major alteration will also repair and help maintain the historic integrity of the original firehouse structure and allow the applicant to adaptively reuse the structure as a restaurant. Therefore, staff recommends approval of the proposed project as it is consistent with all applicable standards and guidelines.

Respectfully submitted by:

Prepared by:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Previous Staff Report and Attachments from HPC Meeting of September 4, 2019
- 3) Revised Project Site Plan and Elevations

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