

HPC RESOLUTION NO. XX

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA 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.

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant, Al Naji, submitted an application for 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;

WHEREAS, the subject property is a “contributing” structure located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council in 1998;

WHEREAS, construction of new additions to main buildings and new structures within a designated historic district require the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the commercial structure at the site was built in the beginning of the 20th century in the Mission Revival style of architecture;

WHEREAS, the new additions will have architectural features consistent with the early 20th century Mission Revival architectural style of the existing historic firehouse;

WHEREAS, the additions are located in the south rear portion and west portion of the subject property facing Garey Avenue, and will not affect the primary façade of the historic firehouse structure on Alvarado Street;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13.F.6 of the Zoning Ordinance to approve a Major Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on September 4, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 11783-2019); and

WHEREAS, the hearing was continued to October 2, 2019, with design guidance from the Historic Preservation Commission;

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission hereby determines that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301(e).

SECTION 2. Section .5809-13.F.6 of the Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The proposed addition will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the original firehouse structure because they will be taking the place of non-original additions that were constructed in the 1970s. The proposed additions have been designed to be compatible but not identical, to the original structure's Mission Revival architectural style, so as to retain the integrity and defining distinctive characteristics of the original firehouse structure.

- b. *The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

The proposed additions are designed to be compatible but not identical, to the original structure's Mission Revival architectural style, so as to retain the integrity and defining distinctive characteristics of the original firehouse structure. The proposed additions will have a combination of smooth stucco siding and brick veneer siding and will be set back from the original structure. As such, the proposed project will be consistent in style with the historic firehouse structure. The proposed project will not impact the historic character of the structure and the surrounding historic district will not be negatively impacted because it will repair a currently vacant historic structure.

- c. *The proposed change is consistent with the architectural style of the building as specified in Section .5809-13 F 5 of the Zoning Ordinance.*

The proposed additions are consistent with the Mission Revival architectural style of the original firehouse structure as specified in Section .5809-13.F.5 of the Zoning Ordinance. The additions will also incorporate mission style designs similar to the Mission style parapet on the original structure, distinctive flaming vases décor, arched entry way openings, and will include compatible window openings and trims to the original structure.

- d. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

The style of the proposed addition will match the historic architectural style of the original firehouse structure in terms of roof pitch and style, and architectural details. The proposed project is consistent with the early 20th century Mission Revival architectural style of the original structure in that the addition will be consistent with the significant architectural features of the main building. Moreover, the proposed additions will not affect the significant and distinctive architectural features of the original structure and, therefore, will not have a negative impact on the essential form and integrity of the historic property if they were to be removed in the future.

SECTION 3. The Historic Preservation Commission hereby approves the 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, with the following conditions:

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the plans approved by the Historic Preservation Commission on October 2, 2019, in accordance with the revisions and/or additional conditions specifically required in this resolution of approval.
2. This approval shall lapse and become void if the privileged authorized are not utilized through some form of construction pursuant to issuance of a building permit has not commenced within four (4) years from the date of approval (October 2, 2023).
3. Within four (4) years from the date of approval, plans shall be submitted into the Building and Safety Division for plan check review for the proposed addition.
4. The applicant shall include copies of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to plan check submittal.
5. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code

applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 2nd DAY OF OCTOBER, 2019.

ALICE R. GOMEZ
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GUSTAVO GONZALEZ, AICP
HISTORIC PRESERVATION COMMISSION
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.