



Historic Preservation Commission

Staff Report

April 2, 2025

FILE NO:	DHS-001623-2024
	A request to make a Determination of Historic Significance for 3255 Pomona Boulevard.
ADDRESS:	3255 Pomona Boulevard
APPLICANT:	Heather Roberts, EPD
PROJECT PLANNER:	Karina Diaz, Assistant Planner
RECOMMENDATION:	Determine that the property located at 3255 Pomona Boulevard (File No. DHS-001623-2024) is not historic and adopt Resolution No. 25-010.

BACKGROUND:

The Planning Division received a Determination of Historical Significance application for the site 3255 Pomona Boulevard to determine if the existing industrial warehouse has any potential significance. There are two existing structures on site, consisting of a detached office and an industrial facility. Site photographs have been attached for Commission's reference (Attachment 2).

ARCHITECTURAL STYLE:

The structure at 3255 Pomona Boulevard has not been surveyed prior to 2025. No major alternations have been made to the existing industrial facility. Windows along Pomona Boulevard have been boarded up for the existing office. According to Chapter XI. Architecture and Design (1837-1980) of the Citywide Context State (2022), the existing office on the site is an example of a Mid-Century Modern architectural style (Attachment 4 and 6). The industrial building, however, does not contain key-defining architectural elements and has been determined to have a Contemporary Vernacular architectural style.

ARCHITECTURAL DESCRIPTION:

The existing lack of architectural elements for the existing industrial building indicates this structure has a Contemporary Vernacular architectural style. Building and Safety Division records show that the existing industrial building has been altered since it's original construction in 1969. Most notably, in 1976 when a

2,100 square foot addition was approved for the existing building. Multiple additions have been made to the existing building between the years 1969 – 1986. Submitted pictures of the industrial building demonstrate the lack of architectural elements and character-defining features (Attachment 2).

However, the existing office building contains multiple elements that determine this structure has a Mid-Century Modern architectural style. The one-story configuration, horizontal massing, flat roof, brick and plaster accent materials, and floor to ceiling windows provide significant evidence of the building’s Mid-Century architectural origins (Attachment 4 and 6).

Relevant Alterations:

1. Addition to industrial building (+/- 2,100 SF)
2. Addition to industrial building (+/- 300 SF)
3. Addition to industrial building (+/- 38,000 SF)
4. Construct shop office addition within industrial building (+/- 1,440 SF)

Character-Defining Features:

1. One story
2. Horizontal massing
3. Floor to Ceiling Windows
4. Sliding glass doors
5. Flat roofs or low pitch roofs
6. Simple geometric forms
7. Wood, plaster, brick, or stone used as exterior wall panels or accent materials
8. Flush-mounted metal frame fixed windows and sliding doors, clerestory windows

HISTORY:

The property was built in 1969 and based off research from City Directories and building permit history, the buildings were utilized for an office and manufacturing facility. Business license records trace back to 1988, when the site was operated by Rever Extruders, INC. for metal fabrication. A license transfer to Gemini Aluminum Corporation shows they operated at this site between the years 1987 to 2017 for aluminum extruding and anodizing.

Historic Context Statement:

The property is within the “Industrial Development” theme of “Postwar Growth, Diversification, and Redevelopment” (1946-1980) section of the Citywide Historic Context Statement. The attached pages from the Historic Context Statement identify criteria and integrity standards in order to be considered historic.

Survey Information:

At the time of the 1992 City-wide survey, the property was not included as a target property with potential historical significance, as it was less than fifty years old when the survey was conducted.

Library Archives:

Research into directories were limited. Staff was able to gather exhibits from cross-referencing city directories and newspaper postings, available for the years 1940-1989. Majority of the newspaper postings associated with 3255 Pomona Boulevard were publications for a request for a Conditional Use Permit to allow a private helicopter landing field at the subject site, which was approved by the Planning Commission. Later publications indicated the request for the helicopter landing was escalated to City Council in 1963 and approved by the council. During 1968, another newspaper posting was linked to the subject site. This posting was on another Conditional Use Permit request for an aluminum factory that would operate 150 employees. The request, submitted by Revere Copper and Brass, Inc., was approved by the commission with a 6-1 vote. Minutes for each public hearing are attached with this report. The final newspaper posting found for the subject site was from 1974, which discussed how a strike erupted over the rejection of a new contract for Revere Extruders, Inc., which is a subsidiary plant of Revere Copper Co. Approximately 80 employees went on strike following the rejected company offer for an 85 cent-per-hour pay raise (Attachment 3). Building Permit records were consistent with the property owner and tenant information provided in the library archives. Staff cross referenced the names of the property owners shown below with the Pomona Historic Context Statement, however, no additional information was identified.

Year	Name
1968 - 1969	Revere Copper & Brass
1969-1976	Revere Aluminum Anodizing Company
1976-1987	Revere Extruders, Inc.
1987-2017	Gemini Aluminum Corporation

Sanborn Fire Insurance Maps:

The City of Pomona keeps a 1928 Sanborn Map that was updated by the Building and Safety Department approximately up until 1958. No record of the site was identified in the Sanborn Map.

Significance:

Pomona began to diversify its industries postwar to address the combination of suburbanization and population boom that was prevalent during this time. A lot of the citrus groves in Pomona began to decline, prompting an opportunity for that land to be sold and redeveloped. Proximity to major intersections, national truck lines, and rail lines attracted companies from different industries to move and develop within the City of Pomona. Manufacturing uses related to aerospace became the predominate use that moved into the City. Some of the most significant facilities developed during this period included: the American Brake Show Company (on 215 Roselawn Avenue), the Convair

Aircraft Corporation Guided Missile Division (1601 W. Mission), the Southern Counties Gas Co. facility (1540 W, 2nd Street), and Pascoe Steel (1301 E. Lexington).

The subject site was not identified in the Pomona Historic Context Statement. Not only was the site not listed, no reference of the property owners, architect, or contractors listed on the building permits were found.

Despite not being identified in the context statement, the architectural style of the office building resembles that of the Mid-Century architectural style, which was popularized between 1945 – 1960. However, this architectural style was distinctively used for new residential and commercial development. It was uncommon to see industrial development with this architectural style, which is evident in the Contemporary Vernacular style shown on the subject facility for 3255 Pomona Boulevard.

Designation Criteria:

Staff reviewed the National Register, California Register, and local designation criteria to determine whether the property is historic.

National Register of Historic Places Criteria

1. Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

Research on the site did not produce findings for any events associated with the site. Therefore, the site is not associated with events that have made a significant contribution to the broad patterns of our history.

2. Is associated with the lives of persons significant in our past (Criterion B).

Findings made in the City Directories and library archives indicated that the site and building is not associated with persons of significance.

3. Embodies the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

The property does not embody distinctive characteristics of a type, style, and method of construction significant to a particular time in the history of a particular region, nor does it represent the work of a master, possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction.

4. Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

This criterion relates to archaeological resources and there is no information that this site could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

California Register of Historical Resources

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).

Through staff research, there have been no events identified that occurred on this property that would have made a significant contribution to National, California, or Pomona's history.

2. Associated with the lives of persons important to local, California or national history (Criterion 2).

Findings made in the library archives and Building & Safety permit records indicated that the site and buildings are not associated with persons of significance.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, represents the work of a master, or possesses high artistic values (Criterion 3).

This property does not have features that would make it similar to other distinctive properties nor is there a common design pattern linking this property to others. Therefore, the structures on site do not represent the work of a master or possesses a high artistic value.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

This criterion relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

City of Pomona Landmark Designation Criteria

Architecture / Physical Features

1. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (Criterion 3 in previous ordinance);

2. It is the work of a notable builder, designer, landscape designer or architect (Criterion 5 in previous ordinance);

Through staff research, we did not find any notable builder, designer, landscape designer or architect. Therefore, the property does not meet this criterion.

3. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion 7 in previous ordinance);

Both the industrial building and the office building on site do not embody elements of architectural design that represent a significant structural or architectural achievement or innovation. The lack of character defining features for the industrial building exemplify the lack of significance for this criterion. As for the existing office building, it does contain elements commonly found in development with Mid-Century Modern architecture, however, it does not represent significant craftsmanship or innovation.

4. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif (Criterion 8 in previous ordinance);

The subject structures are not similar to other distinctive properties and have been altered over the years. The alterations are not particularly significant as they were made after the subject structures' period of significance.

5. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona (Criterion 6 in previous ordinance);

The property is not in an industrial area and not in a unique location or a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona. Therefore the property does not meet this criterion.

6. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning (Criterion 9 in previous ordinance);

The property was one of many industrial developments taking place during the postwar era and is a marker for the growth in popularity for the influx of industrial businesses moving to Pomona at the time. However, it is not a significant development nor is it one of the more well-known industrial properties within the city, such as the Pascoe Steel or the Convair facility.

7. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen (Criterion 10 in previous ordinance).

The site is not one of a few remaining distinguishable examples of industrial development in the city of Pomona, region, state, or nation. Pomona has a variety of distinguishable and rarer examples of the style that are extant in the Pomona, many of which can be found within the City's historic districts.

Person(s) and Events Important in Our History

1. It is identified with persons or events significant in local, state, or national history (Criterion 2 in previous ordinance);

Through staff research, there have been no events identified that occurred on this property that would have made a significant contribution to National, California, or Pomona's history.

2. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion 1 in previous ordinance);

Staff's research did not identify any records that demonstrate this site exemplifies any special elements pertaining to the city of Pomona's cultural social, economic, political, aesthetic, engineering, architectural, or natural history.

Archaeology

1. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The site has been previously developed, and therefore, does not have the potential to be a site of cultural resources.

City of Pomona Historic District Designation Criteria

1. It is a contiguous area possessing a concentration of eligible historic resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and (b) embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values (*Criterion 4 in previous ordinance*);

The property is not located in an area identified as a local historic district. Therefore the property does not meet this criterion.

2. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning (*Criterion 9 in previous ordinance*); and

The property was one of many industrial developments taking place during the postwar era and is a marker for the growth in popularity for the influx of industrial businesses moving to Pomona at the time. However, it is not a significant development nor is it one of the more well-known industrial properties within the city, such as the Pascoe Steel or the Convair facility.

Meets at least one of Landmark Designation Criteria as follows:

- a. Architecture / Physical Features Criteria 1, 2, 3, or 4; and/or
- b. Person and Events Criteria 1 or 2.

As discussed above the property does not meet any of these criteria.

INTEGRITY:

The property is a rudimentary example of an architecturally significant style. There have been multiple alterations made to the existing industrial building, which does not already contain many character-defining features. The existing office building has retained its integrity as a Mid-Century Modern structure; however, it is not an excellent or rare example of this architectural style within the city.

CONCLUSION:

Staff determined the site is not historic and is not eligible to be designated as a local historic landmark, due to the industrial building's lack of character defining features, previous alterations, and the presence of buildings that contain more architecturally significant details and are considered to be more significant to Pomona's history in comparison to this site. Therefore, Staff recommends that the Commission determine the structures at 3255 Pomona Boulevard are not historic.

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 25-010
2. Site Photos
3. Library Archives
4. Preserving Pomona Historic Architecture – Mid-century Modern
5. Historic Context Statement – Postwar Growth, Diversification, and Redevelopment (1946-1980)
6. Historic Context Statement – Architecture and Design: Mid-century Modern
7. Applicant's Historic Structure Assessment