



HISTORIC PRESERVATION COMMISSION STAFF REPORT

DATE: August 6, 2025
FILE NO: DHS-000344-2025
A request to make a Determination of Historic Significance for the property located at 253 E. 7th Street.
ADDRESS: **253 E. 7th Street**
APPLICANT: Angel Mazariegos
PROJECT PLANNER: Irene Mouré, Assistant Planner
RECOMMENDATION: Determine that the property located at 253 E. 7th Street (File No. DHS-000344-2025) is Not Historic and adopt Resolution No. 25-021 (Attachment 1).

BACKGROUND:

An application was submitted on April 9, 2025, to determine any potential historic significance on the property. Site photographs have been attached for review and reference (Attachment 2).

ARCHITECTURAL STYLE:

The 1993 citywide survey identified the primary structure as having a Transitional Bungalow architecture style. However, recent exterior modifications have removed several distinguishing decorative features. Therefore, the architectural style is considered "vernacular".

ARCHITECTURAL DESCRIPTION:

The structure is a one-story configuration and a bungalow home style with several major exterior modifications. One of the glaring modifications is the removal of original siding, possibly wood siding, with stucco. Furthermore, decorative brick that adorned the lower portion of the porch columns have been removed and received a stucco treatment as well. While the gable roof with exposed rafters and braces has been maintained, this structure is absent of architectural details that would categorize it in any specific style. Hence, the vernacular determination.

Relevant Alterations:

1983 – Stucco exterior of primary dwelling and accessory structure
2003 – Window changeouts

Character-Defining Features:

1. One-story configuration
2. Exposed roof brackets
3. Porch columns
4. Gable roof

HISTORY:

The earliest recorded building records available for the subject property begin in 1936. While staff is unable to confirm the official construction date of the structures on the property, the 1993 citywide survey identified the primary structure's approximate construction date as 1913. Further, other official city records and archival documents contain a wealth of information about the site and its previous occupants.

Historic Context Statement:

The property is aligned with the historical background presented in Chapter XI. Architecture and Design (1837-1980). Within that chapter, subsection "19th Century Methods of Construction and Architectural Styles: Residential Vernacular" provides relevant information related to the architectural style. Also, the property falls into the development pattern described in "VII. An Established City (1900-1919)" (Attachment 3).

Survey Information:

The 1993 Citywide Survey estimated that the primary dwelling was constructed in 1913 and categorized the structure as Transitional Bungalow with major alterations. Although the survey deemed the condition of the structure as "good", it was rated "N" for non-contributing due to the exterior modifications that removed essential character-defining features. It is assumed the original siding was most likely wood and underwent a stucco renovation (Attachment 4).

City Directories:

253 E. Seventh Street first appeared in the city directories in 1919, six (6) years after the estimated construction date. Interestingly, in this directory, women property owners such as Mildred V. Nelson listed below, were listed with their "widow" status with an "h" for 'head of household'. A few of the women identified in city directories had similar combination statuses of widowhood and head of household. Other women were listed in parenthesis next to their husband's name. It can be inferred that these directories would primarily list men only and women would be included if they were considered the head of their household, which usually meant that women were also widows (Attachment 5).

Year	Name
1919	Mildred V. Nelson (widowed)
1924	Ruth B. Fuller (widowed)
1926	Ruth B. Fuller (widowed)
1928	Ruth B. Fuller (widowed)
1931	R. Paul
1934	George C. Follette

Sanborn Fire Insurance Maps:

The subject site was included in the city's Sanborn Fire Insurance Maps. During the years of 1956 and 1958, the city's Sanborn Maps were periodically updated to reflect structural changes and additions during an era of intensive paper record keeping. For this site, the Sanborn Map identifies the larger structure on the site as a 1-story frame dwelling with a front porch and an attached patio to the rear. The

building is also identified as having a brick or stone foundation. Lastly, in the rear of the property, the smaller structure was identified as a 1-story frame private garage (Attachment 6).

The surrounding neighborhood to the subject property also consisted of other single-family dwellings and multi-family structures, such as duplexes. Across the street to the south was a middle school that is now the Pomona Unified School District Office.

Library Archives:

While there are limited building records capturing the construction process of the structures, Library archives have several newspaper articles and reports snapshotting moments, what many may consider major life events, of those who occupied the property. For instance, predating the Sandborn Maps inclusion, agrarian advertisements selling rabbits and "a good driving horse" were listed in 1912 and 1916 in the Progress Bulletin. Moreover, there are other announcements celebrating cross-jurisdictional marriages, workplace milestones, birth, public notifications of building permits in process, and the many reports of deaths (Attachment 7).

One of the more distinctive articles describes the death of a member of the 253 E. 7th Street household. One of five children, a 7-year-old child died in October 1918. The child was Stewart Spencer Fuller, son of Ruth B. Fuller. The article describes how the boy was selling newspapers and ran across E. 2nd Street to sell a newspaper to someone motioning to him for a sale. While darting across the street, young Fuller was struck by a vehicle and succumbed to those injuries. Mrs. Fuller also previously lost her husband, W. H. Fuller, in May 1918 to a liver disease. This death, while devastating, provides the present with an idea of early Pomona, such as labor and vehicular use in the historic downtown core.

Significance:

The subject property is a part of Pomona's early tract development pattern located southeast of the historic downtown core; therefore, it is one of the oldest areas in Pomona. This period of development is characterized by single-family homes and burgeoning commercial and civic developments. Furthermore, public transportation was becoming more available as other convenience developments increased to meet the spending needs of the expanding residential developments.

Although the years between 1900 to 1919 were considered the "Progressive Era", major metropolitans' areas, such as Pomona, experienced redlining, which was a carefully hidden public policy that engendered explicit segregation in neighborhoods. This property is in a location real estate and banking agencies ranked a "D" for being the riskiest because "it is largely surrounded by business, industry and Mexican and Negro districts". Moreover, realtors "expressed the opinion that this is a misplaced development. The few Mexicans and Negro families are largely adjacent to the 'red' area west and south and is said not to be a threat to the greatest part of this area." Overall, the location of the property is in an area that meets some of the criterion for events and patterns of developments.

Even though the subject property is a part of one of the oldest Pomona neighborhoods, which primarily consisted of single- and multi-family developments, most of the character-defining features have been removed. Remnants of the bungalow built during that period are limited to the gable roof and exposed

roof brackets. The exterior, including the porch, once adorned with different siding materials of wood and stone, have been replaced with a modern stucco treatment and white paint. Therefore, the structures do not meet the criterion for architecture and design. Lastly, while the previous occupants of 253 E. 7th Street live in the Library archives and provide us with snapshots of early Pomona social and cultural life experiences, they do not meet the criterion of important persons to Pomona's history.

Consequently, with only one of the three criteria met, the property is not historically significant. Below is a breakdown of criterion that determines the eligibility requirements

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).

This site aligns with the early residential development within Pomona near the historic downtown core. However, this site is not considered an integral or a significant contribution.

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

The site is not associated with the lives of persons whose activities are demonstrably important to Pomona's past.

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

The primary structure is of transitional or vernacular bungalow style. Major modifications have removed any key elements to determine what type of bungalow style could be attributed to the structure.

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 or other archaeological resources in the area.

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).

This site aligns with the early residential development within Pomona near the historic downtown core. However, this site is not considered an integral or a significant contribution.

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

The site is not associated with the lives of persons whose activities are demonstrably important to California's or national history.

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

While the bungalow home type is a part of the oldest neighborhoods in Pomona, the subject property and structure do not embody the distinctive characteristics necessary to meet this criterion.

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 could have been important to Native American tribes or other archaeological resources in the area.

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);

The primary structure is of transitional or vernacular bungalow style. Major modifications have removed any key elements to determine what type of bungalow style could be attributed to the structure.

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

The subject property is not associated with the work of a notable builder, designer, landscaper, or architect.

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);

Bungalow home types were an extremely popular and favorite architectural type in Pomona and across California. However, major modifications have removed distinguishing elements.

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 property does not share similarities to distinctive properties or sites.

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);

While the location of the property is in one of the oldest Pomona neighborhoods near the historic downtown core, it is not a familiar visual feature of the neighborhood, community, or Pomona.

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 location is a historic geographic area that is associated with the earliest residential developments in Pomona. It is also experienced the historic atrocity of redlining and was rated a "D" by loan and real estate agencies due to the proximity of Black people and Mexican descendant people.

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).

This property does not possess any distinguishing characteristics that would meet this criterion.

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);

Library archives have substantial newspapers articles detailing life events of the occupants of the property. However, these folks were not identified as significant persons or to events.

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);

While redlining is a blight on Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history, this site is not an exemplification of that.

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.

This criterion relates to archaeological resources and there is no information that this site could have been important to Native American tribes or other archaeological resources in the area.

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*);
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

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.

The subject property is in a significant geographic area, one of the oldest Pomona neighborhoods near the historic downtown core. Several single-family and multi-family dwellings were constructed in this area during the turn of the 20th century. While the property is in this concentration of eligible historic resources, the structures on site have been extensively modified so that the entire property does not meet Criterion 1. Furthermore, the property does not meet Criterion 2 because the site did not retain the essential aspects of architectural integrity and the people who lived occupied the property do not have a proven associated with a builder, architect, or ethnic/cultural group that made a demonstrable impact on the community.

INTEGRITY:

Based on the 1993 citywide survey and on-site inspections, it has been determined the bungalow home type is of a "transitional"/vernacular architectural style. Essentially this means that the bungalow home type does not have architectural elements or possess any distinctive details or character-defining features that point to any recognizable styles, such as a Craftsman architectural style. There are many elements that draw from different periods that it is difficult to determine the exact architectural style.

CONCLUSION:

253 E. 7th Street is a part of Pomona's early residential development history. Based on archived news clippings, the occupants of the property have experienced the joys and woes of life while the property experienced throes of development, such as redlining. Even though these documented events provide the present with snippets of the past, it is not associated with any particular persons or significant events that impacted Pomona's past. Lastly, major exterior modifications removed any distinguishing character-defining features. Therefore, it is determined the site is not historically significant.

ATTACHMENTS:

1. Draft Historic Preservation Commission Resolution No. 25-021
2. Site Photographs
3. Applicable Historic Context Statement Pages
4. Survey Form
5. City Directory Excerpts
6. Sanborn Fire Insurance Map
7. Library Archives