



Staff Report

City of Pomona Historic Preservation Commission

February 4, 2026

FILE NO: DHS-000718-2025

A request for a Determination of Historic Significance to determine whether the structures located on a site addressed as 1173 W. Phillips Boulevard have any historic significance.

ADDRESS: 1173 W. Phillips Boulevard

APPLICANT: Badih Moussa

PROJECT PLANNER: Carlos Molina, Associate Planner

RECOMMENDATION: Approve File No. DHS-000718-2025 and adopt Resolution No. 26-008.

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: Neighborhood Edge District 1 (NED1)

TRANSECT: T3

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 20 DU/AC

Important Dates:

DATE SUBMITTED: 12/02/2025

DATE DETERMINED COMPLETE: 12/22/2025

Architectural Style:

The property was constructed in the Minimal Traditional style of architecture.

Architectural Description:

The existing dwelling is in good, functioning condition and is characterized by its rectangular massing and simple façade details such as horizontal clapboard siding, wooden window sills, and decorative brackets on the front porch. Based on the period of construction (1951) and the existing architectural details, the residential building has been

determined to be built in the Minimal Traditional style of architecture. The Minimal Traditional style of architecture is based on simple forms and borrowed elements from established architectural styles. The extent and intensity of borrowed elements varied greatly, depending on region and budget.

RELEVANT ALTERATIONS:

- None.

Character-Defining Features:

1. Single-story construction
2. Rectangular in plan
3. Low-pitched gabled roof
4. Shallow eaves
5. Horizontal clapboard siding
6. Wood window sills with vinyl trim

History:

According to the Los Angeles County Assessor's Office, the surrounding neighborhood was predominantly developed between 1940-1962. The earliest aerial photograph available (Attachment No. 4) of the area from 1938 indicates that the neighborhood was vastly vacant and/or agricultural land with dwellings sprinkled throughout the area, mostly along Grand Avenue to the north. Subsequent aerial images from approximately 1946 – 1965 shows a gradual progression from vacant/agricultural land into a suburban residential neighborhood.

Available Building permit records (Attachment No. 5) span from 1951 – 1978. The permits include the original Building permit for the home in 1951 that describes the construction as a single-family dwelling with five (5) rooms and a composition roof shingle, associated electrical and plumbing permits, and a re-roof permit from 1978.

Subsequent information for the property gathered from available Building permits include the name of the original property owner at the time that the home was built, Roy Reeves. A search through library archives produced newspaper clippings from 1951-1954. The newspaper clippings were in regard to Building permit issuance, contest participation, and details regarding sexual assault criminal charge against a member of the Reeves family. All clippings can be found in Attachment No. 6.

Historic Context Statement:

The property falls under the Residential Development Theme of Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980). See Attachment No. 7.

Survey Information:

The subject site was not included in the 1993 City-wide Pomona Historic Resources Survey.

City Directories:

No information was found in the Library archives for the persons listed in the 1962 City Directory. Please note that the address was not found in any other directories prior and after the 1962 directory.

Year	Name
1962	Broadwater, R

Sanborn Fire Insurance Maps:

The City keeps a 1928 Sanborn Map that was updated by the Building and Safety Department approximately up until 1958. The property was developed in 1951; however, the property is not within the region recorded into the Sanborn Map.

Significance:

All research findings indicate that the site has no historical significance to the City of Pomona.

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).*

As an individual property, the site is not eligible under this criterion as it is not the site of an event important in history nor is it a rare example of a residential development type. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of significant period of development, or a catalyst for development in the city or neighborhood.

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

All persons found to be associated with the site do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level. Therefore, the site does not meet this criterion.

3. *Embody 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 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, does not represent the work of a master, does not 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).*

As a singular property, 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 nor is primary building on site a rare remaining example of a residential development type. Therefore, the site does not meet this criterion.

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

All persons found to be associated with the site do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level. Additionally, the property must display most of the character-defining features of the property style or style from the period of significance and retain the essential aspects of integrity. Therefore, the site does not meet this criterion.

3. *Embody 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).*

The building is not an excellent or rare example of any architectural style, method of construction, nor is the building a distinctive work by a noted architect, landscape architect, builder, or designer; therefore, the site does not 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 criteria 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);*

The building does not embody distinctive characteristics of a style, period, or method of construction nor is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the site cannot meet this criterion.

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

There is no record of the builder, designer, landscape designer, nor architect, therefore this criterion is not applicable.

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);*

Based off modifications made to the structure over time along with its current condition, the building is not being defined as representing as an example of architectural achievement of 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 building does not present features that are especially unique and exemplary of notably significant examples of the style.

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);*

Due to the development pattern and architectural integrity of the surrounding neighborhood, the site is not located in a particularly unique location, does not embody singular physical characteristics, nor does the site provide a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of 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);*

Because the site is not associated with an event important in history, does not exemplify an important trend or pattern of residential development, nor is it a rare remaining example of a residential development, the property does not meet this criterion.

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 the Minimal Traditional style in the city of Pomona, region, state, or nation.

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);*

All persons found to be associated with the site did not produce findings capable of determining the persons as significant in the City's past.

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);*

Due to the lack of rare or special elements representative of the prominent architectural and community development styles of the time, the property does not retain significant integrity of location, design, material, setting, workmanship, therefore this site does not meet this criterion.

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 criteria 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.

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);*

Although the site follows the trajectory of development away from the downtown core, the site itself does not possess any significance that may contribute to the historical value and theme of the surrounding neighborhood.

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*

Because the site is not associated with an event important in history, does not exemplify an important trend or pattern of residential development, nor is it a rare remaining example of a residential development, the property does not meet this criterion.

3. *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 referenced in the research provided in this report, the property does not meet any of the required criteria.

Conclusion:

Staff concludes that the property does not meet any of the required designation criteria and therefore, staff recommends that the Historic Preservation Commission determine that the property located at 1173 W. Phillips Boulevard (DHS-000718-2025) is not historic and adopt Resolution No. 26-008.

Attachments:

1. Draft HPC Resolution No. 26-008
2. Photographs – Existing Site Conditions
3. Preserving Pomona Historic Architecture – Minimal Traditional
4. Aerial Photographs
5. Building Permits (1951-1998)
6. Library Archive Findings
7. Historic Context Statement – Chapter 10 (1946-1980)