



Staff Report

City of Pomona Historic Preservation Commission

April 1, 2026

FILE NO: DHS-000705-2025

A request for a Determination of Historic Significance for the property located at 135 S. Myrtle Avenue.

ADDRESS: **135 S. Myrtle Avenue** (APN: 8348-017-001)

APPLICANT: Hawk Ziang

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No(s). DHS-000705-2025 and adopt HPC Resolution No. 26-012.

Project Information:

GENERAL PLAN DISTRICT: Urban Neighborhood

ZONING DISTRICT: Urban Neighborhood
District 3 (UND3)

TRANSECT: T4-A

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 70 DU/AC

Property Background:

The development on the subject property consists of one (1) small detached single-family dwelling unit of 384 square feet. The primary structure was built in 1929 and currently has significant structural damage.

The surrounding neighborhood consists of a mix of detached single-family homes and industrial uses, including warehousing, glass manufacturing, metal processing, outdoor storage, and warehousing. The site is located approximately 105' from the Southern Pacific Railroad right-of-way. The surrounding residential homes are relatively older from a mix of different development eras, with the two (2) single family homes adjacent to the west built in 1928, the home adjacent to the north built in 1885, the home across Myrtle Avenue to the east built in 1888, and across the alley to the south built in 1946. The immediately adjacent industrial use to the south was constructed in 1925 and the warehouse and office directly across the street was constructed recently in 2025.

Architectural Style:

According to Los Angeles County Assessor's Office, as well as Building and Safety Permit records, the structure was constructed in approximately 1929. This structure is a **vernacular bungalow** that was originally built with elements

from the **California Bungalow** architectural style. Site photographs of the subject site and the surrounding area have been provided as Attachment No. 3.

Architectural Description:

The development on the subject property consists of one (1) small detached single-family dwelling unit constructed in 1929. The structure is 384 square feet that measures 24' x 16'. The structure consists of three (3) rooms. The structure is substantially damaged and is not in good condition. The structure is not an excellent or rare example of California Bungalow architecture.

RELEVANT ALTERATIONS:

- Non-matching siding on north and west facades
- Substantial recent fire damage
- Addition to rear of structure, now demolished
- Two closed windows (one on south façade, one on west façade)
- Substantial siding and façade damage
- Substantial roof damage
- Damaged or broken windows

Character-Defining Features:

- Several original wood hung windows still present
- Small front-facing porch
- Exposed rafter beams under eave overhang
- Many original features present, including dimensions of home, roof pitch and shape, windows and doors, porch.

History:

Records indicate the primary (and only remaining) structure on site was constructed in 1929 within the "Le Mar" Tract. The subject site and the adjacent property to the north were originally one larger property before being subdivided sometime after 1959. The adjacent property to the north (115 S. Myrtle Avenue) was developed with two (2) detached single-family dwelling units, one of which was constructed in 1885. This structure was destroyed by fire in late 2025.

Sanborn Fire Insurance Maps indicate that an addition had taken place at the rear of the structure but has since been demolished. At least two (2) other detached accessory structures previously existing but have since been demolished as well. No permit records for these additions or accessory structures were located within Building and Safety Division records. All other structures on both properties, including all other dwelling units and accessory structures, have been demolished or destroyed.

The surrounding area is referred to as the "Railroad and Hamilton" neighborhood by the City of Pomona Latina/o Historic Context Statement. This neighborhood is the oldest Latina/o neighborhood in Pomona and is concentrated off West Second Street between Hamilton Boulevard and Oak Avenue on both sides of the railroad tracks. This area was originally used for agricultural purposes, but shifted to residential use in the early 1900s.

In 1939, as part of a New Deal program, the federal agency known as the Homeowners' Loan Corporation (HOLC) performed surveys of every major city in the United States and created "residential security" maps that graded neighborhoods against standardized criteria including location, quality and age of homes, proximity to industrial and commercial zones, and the socioeconomic, racial, ethnic makeup of the neighborhoods. This process of ranking neighborhoods to determine worthiness of home loans was known as "redlining." The Railroad and Hamilton neighborhood is one of two Pomona areas that had been given the lowest "D" or Fourth Grade, which was colored red, according to the Historic Context Statement. The HOLC described the subject neighborhood as "*D: Hazardous. Terrain: Level. Land improved 70%. This is an area completely occupied by Mexicans (peon type) and a few Negroes.*" These discriminatory policies and their respective maps persisted until 1963.

By 1960, only two small areas of agricultural fields remained. By the last 1960s, the neighborhood largely appeared as it does in the present day. The northern portion of the subject neighborhood also includes an area known as Cherrieville or Cherryville.

Survey Information:

The primary structure on the property was surveyed in May of 1993 as part of the City Historic Resources Inventory (Attachment No. 4). The structure was evaluated to have been constructed in 1929 in a California Bungalow architectural style. Though the condition of the structure in 1993 was observed to be "good," the survey determines the structure as not being significant and is given the "N" rating. The "N" rating designates the structure as being non-contributing due to age, condition or having non-distinctive architecture. A clerical error on the survey refers to the property as 153 S. Myrtle Avenue which has never existed, rather than the proper address of 135 S. Myrtle Avenue.

A reconnaissance level historic survey was conducted by South Environmental group in February of 2025 within the "Railroad and Hamilton" neighborhood, an area identified in the Pomona Latina/o Historic Context Statement as being potentially eligible historic district. The subject property located at 135 S. Myrtle Avenue was identified within this survey as a potential contributing resource to a future historic district upon further evaluation. The appendix to the reconnaissance level survey is provided as Attachment No. 8.

Historic Context Statement:

The eligibility standards set forth in "Theme: Residential Development" of Chapter 8: Expansion, Growth, and Depression (1920-1940) is used to determine the significance of the subject property. The property must meet the following criteria: Criterion A/1/1,9 (Events/Patterns of Development), Criterion B/2/2 (Important Persons), and Criterion C/3/3,5,7 (Architecture and Design) to be eligible for historic designation (Attachment No. 5).

The City of Pomona Latina/o Historic Context Statement identified two potentially eligible historic districts, including the neighborhood containing the subject property at 135 S. Myrtle Avenue.

A subsequent preliminary "windshield" survey, or a reconnaissance-level survey, was completed by the South Environmental group and identified the subject property as a potential contributing resource to an eligible historic district. The structure at 135 S. Myrtle Avenue was identified as a "vernacular" home, as was its neighbor of 115 S. Myrtle Avenue (now destroyed). Alterations noted during the survey included the conversions of single-family homes to multi-family homes, as well as some original lots with single-family homes that were demolished for new multi-family developments. Many of the residential buildings have been altered over time with the most common alterations including replacement windows, replacement doors, reroofing, recladding and additions. As a result of

this lack of architectural cohesion, it is unlikely there is enough architectural merit to warrant designation as an architectural district. The Railroad and Hamilton neighborhood is the oldest Latino neighborhood in Pomona and was historically home to many Latina/os in the City; the Context Statement recommends that intensive-level survey efforts be conducted to better understand the neighborhood's ability to convey cultural significance under NRHP/CRHR/City Criteria A/1/2 for local designation as one of the City's two historic Latina/o neighborhoods.

City Directories:

The following is a list of recorded occupants or owners to the structures on record. No relevant newspaper references to the subject properties and or previous tenants of the property were located. The subject structures and their recorded occupants are not associated with any significant historical events or persons.

Year	Name
1929	C.I. O'Neil
1931-1937	Cardael Lorenzo
1940-1951	Hernandez, Santiago

Sanborn Fire Insurance Maps:

Sanborn Fire Insurance Maps within City's records show the original structure. The subject site was originally larger, composing of the property to the north (115 S. Myrtle Avenue), with subdivision taking place sometime after 1959. Sanborn Maps show the subject structure had an addition to the rear and the site having multiple detached accessory structures, all of which have demolished. There are no permit records of the construction or demolition of these structures. The relevant page of the Sanborn Fire Insurance Map is provided as Attachment No. 7.

Significance:

The property was originally part of the Le Mar Tract with the subject property originally consisting of both 135 S. Myrtle Ave. (subject site) and 115 S. Myrtle Ave. (adjacent property to the north). The primary structure on 115 S. Myrtle Avenue was estimated to have been constructed in 1885, however this was destroyed due to a fire in late 2025.

No relevant newspaper references to the subject properties and or previous tenants of the property were located. Though the subject structures and their recorded occupants are not associated with any particular significant historical events or persons, the structure represents a period of Pomona's development. The site and surrounding area are within the neighborhood identified as "Railroad and Hamilton," an area that is the oldest Latino neighborhood in Pomona. The structure is identified in the Latina/o Historic Context Statement a potentially contributing resource to a future historic district in this area. Previous additions have been removed from the existing site and the current structure is closer to its original state now than was previously.

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).

The subject property contains an original structure from 1929 within the oldest Latina/o neighborhood in Pomona that was first developed during the construction of the still-existing railroad that has remained historically Latina/o and was redlined from 1939 to 1963. Though in poor condition, the structure retains its integrity with most of its original character defining features.

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

None of the individual persons associated with the property have been found to be significant to particular events in Pomona, California, or national history.

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 structure does not embody the distinctive characteristics of their original architecture, the structure does not 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).

The site has been previously developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

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).

The subject property contains an original structure from 1929 within the oldest Latina/o neighborhood in Pomona that has remained historically Latina/o that was first developed during the construction of the still-existing railroad and was redlined from 1939 to 1963. Though in poor condition, the structure retains its integrity with most of its original character defining features.

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

None of the persons associated with the property have been found to be significant to events in Pomona, California, 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).

This structure does not embody the distinctive characteristics of their original architecture, the structure does not 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 has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

The site has been previously developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

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 structure is not an excellent or rare example of this design style or method of construction, nor is the building a distinctive works by noted architects; therefore the sites do not meet this criterion.

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

The builders and architects of this structure is not recorded therefore were not conducted by notable builders, designers, or architects.

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);

The architectural design, detail, materials, or craftsmanship of this structure does not represent significant structural or architectural achievements, therefore this site does not meet this criterion.

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);

This structure is not similar to other distinctive properties based on an historic, cultural, or architectural motif.

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);

There is nothing on this property that would make is a unique location, or that has a singular physical characteristic, or a view or vista that represents an established and familiar visual feature of the surrounding neighborhood.

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 subject property contains an original structure from 1929 within the oldest Latina/o neighborhood in Pomona that was first developed during the construction of the still-existing railroad has remained historically Latina/o and was redlined from 1939 to 1963. Though in poor condition, the structure retains its integrity with most of its original character defining features.

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 structure is not a rare example of this design style or method of construction, therefore the site does not 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);

None of the persons associated with the property have been found to be significant to events in Pomona, California, or national 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);

The subject property contains an original structure from 1929 within the oldest Latina/o neighborhood in Pomona that was first developed during the construction of the still-existing railroad has remained historically Latina/o and was redlined from 1939 to 1963. Though in poor condition, the structure retains its integrity with most of its original character defining features.

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.

There is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

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 subject property is within an area that has a concentration of eligible historic resources, which was identified as part of the Railroad and Hamilton neighborhood as a potential historic district in the Latina/o Historic Context statement. The structure, although in poor condition, the structure retains its integrity with most of its original character defining features and would be considered a contributor to that potential historic district.

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 area in which the structure is located was identified as part of the Railroad and Hamilton neighborhood as a potential historic district in the Latina/o Historic Context statement. It is the oldest Latina/o neighborhood in Pomona that was first developed during the construction of the still-existing railroad has remained historically Latina/o and was redlined from 1939 to 1963.

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 meets several of the designation criteria. In both categories a and b.

Conclusion:

Though structure is significantly damaged and is not in good condition, it retains a majority of its original features from its initial construction. The structure is specifically identified as a contributing resource to a potentially eligible historic district. Though the structure's occupants are not associated with any events or persons of local or regional

historic significance, the structure represents multiple periods of development in Pomona's history. Staff is recommending that Commission determine that the structure on site is historic as it would be contributing to a potential future historic district.

Attachments:

1. Historic Preservation Commission Resolution No. 26-012
2. Site Plan
3. Site Photographs
4. Historic Resources Inventory
5. Select Building Permits
6. Historic Context Statement, Chapter 8 (Expansion, Growth, and Depression) Excerpts
7. Latina/o Historic Context Statement; 4.2.2 Subtheme: Residential Development
8. Latina/o Historic Context Statement; Reconnaissance Level Survey for Railroad and Hamilton Neighborhood
9. Building Permit for 135 S. Myrtle Avenue
10. Sanborn Fire Insurance Map