



Historic Preservation Commission

Staff Report

February 5, 2025

FILE NO:	DHS-001645-2024
	A request to make a Determination of Historic Significance for 407 E. Grand Avenue
ADDRESS:	407 E. Grand Avenue
APPLICANT:	Carla Sanchez
PROJECT PLANNER:	Alina Barron, Senior Planner
RECOMMENDATION:	Determine that the property located at 407 E. Grand Avenue (File No. DHS-001645-2024) is not historic and adopt Resolution No. 25-001 (Attachment 1).

BACKGROUND:

In November 2024, Carla Sanchez submitted a request to determine the historic significance of the primary dwelling and detached garage located at 407 E. Grand Avenue.

ARCHITECTURAL STYLE:

The 1993 Citywide Historic Resources Survey did not include 407 E. Grand Avenue. The survey of East Grand Avenue only included 17 properties. Based on Chapter 2 of the Pomona Guide to Historic Preservation, the structure would be classified today as a Vernacular Bungalow as it is absent of architectural details that would categorize it in any particular style. The structure has maintained plain trim, but has been completely stuccoed and has vinyl windows.

ARCHITECTURAL DESCRIPTION:

The property located in the southeast quadrant of the City just west of Washington Park. The surrounding area is developed predominantly single-family dwellings and range in construction date. The dwelling unit has a setback of approximately 25-feet that has been maintained by dwelling units on the block. The detached garage has a setback of approximately 75-feet (Attachment 2).

Through alterations all architectural detailing has been removed that would categorize it in any particular style. Both the dwelling unit and detached garage have plain trim and simple frame windows. Based on the roofline no apparent significant additions have been made to the primary dwelling or detached garage.

Relevant Alterations:

1. Stuccoing of the Entire Structure

Character-Defining Features:

1. Cross Gable Roof
2. Stucco
3. Vinyl Windows
4. Front Porch



HISTORY:

The history on the property is incomplete as the City does not have the original building permit for primary dwelling nor the detached garage. According to the Pomona Public Library Digital Collections archive, the issuance of a building permit for four-frame stucco dwelling was issued in 1948 to a Mr. Donald H. Stephens per the Pomona Progress. The property appears in the Pomona Progress six times between 1948 and 1963 noting two childbirths, permit issuance, and the Pomona Public Library reading program participants.

Historic Context Statement:

The property falls under the Residential 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 (Attachment 3).

Survey Information:

The property was not included in the 1993 Citywide Historic Resources Survey. It is assumed that the property was not included as the property would have been only 45 years of age at the time of the survey.

City Directories:

The first time the property was included in the hardcopy City Directories was 1953.

Year	Name
1953	Cordasco
1961	George G. Gers
1968	George G. Gers
1971	No Listing

Sanborn Fire Insurance Maps:

The Library of Congress maintains records of Sanborn Fire Insurance Maps of Pomona from 1885 – 1906 while the City's Building & Safety Division maintains a 1928 Sanborn Fire Insurance Maps. The 1948 property is not within the scope of any Sanborn map.

Significance:

According to Los Angeles County Assessor records & Pomona Progress records the dwelling was constructed in 1948. Though the properties in this neighborhood generally have structures from the 1930's to 1950s that have gone through major alterations, this neighborhood is identified as the last block of a potential historic district, as the north block of east Grand Avenue was included in the original map Townsite of Pomona, Rancho San Jose in 1936. Though this structure is part of a listed potential historic district, based upon research, staff has concluded that this property would not qualify as a historic structure as this structure was built following the recognized period of significance.

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).

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona.

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).

This property does not have any distinctive characteristics as it has undergone alterations. The property does not have any features that would be considered high artistic values, and it is not the work of a master.

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

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.

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 our 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).

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona.

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 any distinctive characteristics. In addition, the property does not have any features that would be considered high artistic values, and it is not the work of a master.

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 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);

This property does not have any distinctive characteristics. In addition, the property does not have any features that would be considered a valuable example of indigenous materials or craftsmanship.

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

The builder and architect have not been found, so therefore, there is no notable builder, designer, 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);

The structures do not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation as it is one of thousands in the City of Pomona.

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 property does not have features that would make it similar to other distinctive properties, nor is there a common motif linking this property to others.

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 surround 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);

While the property is representative of the post-war growth of Pomona, this property does not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

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 details that would classify as distinguishing characteristics.

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 this property have been found to be significant in the history of the Nation, California, or Pomona.

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);

This property does not reflect any special elements of Pomona's history. Staff's research has not identified anything special regarding this property that would make it historic under 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 property has been previously been developed and it is unlike to contain any information important in history or prehistory. Therefore, the property does not meet this criteria.

Since the building is located in the original town of Pomona subdivision, staff also looked into whether or not this property would contribute to a potential historic district. The property would not contribute to the significance of a historic area because this structure was built following the area's period of significance.

INTEGRITY:

Though the property was not surveyed in the Citywide 1993 Historic Resources Survey, in staff's assessment the property was constructed outside the period of significance and this property associated with any events and/or persons significant in local, state, or national history, thus the analysis of integrity relies solely upon it's ability to convey that it embodies elements of architectural design detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation. Through property alterations, all original architectural detailing has been stripped from the structures, thus the structure no longer conveys any particular architectural style.

CONCLUSION:

The primary dwelling and detached garage located at 407 E Grand Avenue, do not possess any unique qualities and are not specimens of any architectural style nor any events and/or persons significant in local, state, or national history.

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 25-001
2. Site Photographs
3. Applicable Historic Context Statement Pages