



Staff Report

City of Pomona Historic Preservation Commission

January 7, 2026

FILE NO: DHS-000639-2025, DHS-000640-2025, and DHS-000641-2025

A request for a Determinations of Historic Significance for three contiguous properties located at 1347 (DHS-000639-2025), 1353 (DHS-000640-2025), and 1367 S. Towne Avenue (DHS-000641-2025).

ADDRESS: 1347, 1353, and 1367 S. Towne Avenue

APPLICANT: G3 Urban

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File Nos. DHS-000639-2025, DHS-000640-2025, and DHS-000641-2025 and adopt Resolution No. HPC Resolution Nos. 26-004 (1347 S. Towne Avenue), 26-005 (1353 S. Towne Avenue), and 26-006 (1367 S. Towne Avenue), respectively.

Project Information:

GENERAL PLAN DISTRICT: Neighborhood Edge

ZONING DISTRICT: Neighborhood Edge
District 2 (NED2)
[LM2-G1-CX2]

TRANSECT: T4-B

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 30 DU/AC

Important Dates:

DATE SUBMITTED: October 3, 2025

DATE DETERMINED COMPLETE: December 11, 2025

DEADLINE TO MAKE A DECISION: February 24, 2026

Property Background:

Though these properties are contiguous, they were constructed independently from each other. The two northernmost properties, 1347 and 1353 S. Towne Avenue, were both constructed in 1950. The southernmost of the three properties, 1367 S. Towne Avenue, was constructed in approximately between 1885 and 1889. Each of the properties are developed with detached single-family homes with detached accessory structures and or garages. On October 3, 2025, the applicant submitted for Determinations of Historic Significance for all three properties.

Architectural Style:

The primary structures located at 1347 and 1353 S. Towne Avenue were both constructed in 1950 with Early Post-War Tract architecture. Not necessarily needing to be part of a tract, this style has its roots in the International and Minimal Traditional styles of architecture, and therefore shares many features with those earlier styles, particularly with Minimal Traditional homes.

The primary structure at 1367 S. Towne Avenue was constructed as early as 1885 in Italianate style, a form of Victorian architecture.

Architectural Description:

1347 S. Towne Avenue: The primary structure at this site was constructed in 1950, according to Building and Safety Division permit records. Staff has determined the structure to be of Early Post-War Tract architectural style, though this structure is not an exemplary representative of this style as it does not have or retain most of the character-defining features of this style. Unusual for this time and style is a front facing attached two-car garage.

1353 S. Towne Avenue: The primary structure at this site was constructed in 1950, according to Building and Safety Division permit records. Staff has determined the structure to be of Early Post-War Tract architectural style, according to the City of Pomona Guide to Historic Preservation. This structure is much more representative of this design style as it has most of this style's character-defining features.

1367 S. Towne Avenue: The primary structure was constructed between 1885 and 1889 in the Italianate style of Victorian architecture, as identified in the Historic Resources Inventory and the City of Pomona Guide to Historic Preservation.

RELEVANT ALTERATIONS:

1347 S. Towne Avenue:

- Replaced roof
- Addition to rear of structure
- Small addition to the front of structure

1353 S. Towne Avenue:

- Few visible alterations to building. Construction of detached accessory structures at rear. Not visible from front

1367 S. Towne Avenue:

- Addition to front of house with flagstone cladding
- Added porch with wrought iron supports
- Brick addition at rear, does not have siding to match. Eaves do not match

- Detached accessory structures at rear of a different style with few to no matching elements
- Broken and unmaintained windows

Character-Defining Features:

1. 1347 S. Towne Avenue:
 - a. Front facing attached two-car garage
 - b. Very few exterior details, as intended
 - c. Tiled roof
 - d. Block construction
2. 1353 S. Towne Avenue:
 - a. Large bump-out picture window
 - b. Many original wood hung windows still in place at front and sides
 - c. Small porch at front
 - d. Low pitched hipped roof
3. 1367 S. Towne Avenue:
 - a. Many original wood windows still in place, though many or all are broken and unmaintained
 - b. Pyramid hipped roof
 - c. Original horizontal wood siding

Historic Context Statement:

The structure located at 1367 S. Towne Avenue is among the earliest homes constructed in Pomona; the applicable Historic Context theme is Residential Development from Chapter 5 – A Growing community: Spadra and Pomona (1865-1887).

The properties located at 1347 and 1353 S. Towne Avenue were both developed in 1950, with the applicable Historic Context these as Chapter 10 – Postwar Growth, Diversification, and Redevelopment (1946-1980).

The attached pages from the Historic Context Statement identify criteria and integrity standards in order to qualify for designation (Attachments 7 and 8).

Survey Information:

The two northernmost properties, 1347 and 1353 S. Towne Avenue, were not surveyed as they were less than fifty years old at the time the Pomona City Wide Historic Resources Survey was conducted in 1993.

The property located at 1367 S. Towne Avenue was surveyed in August of 1993 by D. Marsh and was evaluated to have an Italianate Victorian architectural style, was estimated to have been constructed in 1885, and was identified to have “good” condition of structure. However, major additions or alterations were observed, including having a Flagstone front and was given “NA” and “R” rating. The “NA” rating refers to a building that does not contribute to the historic streetscape because it has been altered too much. The “R” rating refers to an altered building that could become a contributing building if the alterations were reversed.

City Directories:

The following is a list of recorded occupants or owners to the structures prior to 1972. The tenants on record are listed in the following tables by unit address.

1347 S. Towne Avenue

Year	Name
1950	H. (Harry) Smidt (owner)
1951-1953	Shaver Chas A., tree trimmer (owner)
1964-1969	S Matsuoka
1972	Reynolds, Elize
1976	Ed. Tapai (or Tapia) (owner)

1353 S. Towne Avenue

Year	Name
1950-1953	Don H. Stephens, building contractor (owner)
1961	K. Takahashi
1967-1969	Elefante, Victoria
1969-1972	Shellenbarger, D.

1367 S. Towne Avenue

Year	Name
1926-1931	Simons W. L., poultry (owner)
1934-1940	Eddie Hoffman (owner)
1945-1949	Dr. Chas. W. Decker (owner)
1957-1976)	Harry Smidt (owner)

Sanborn Fire Insurance Maps:

The City keeps a 1928 Sanborn Map that was updated by the Building and Safety Department approximately up until 1958. Though the properties were developed prior to 1958, the property is not included within the region recorded into the Sanborn Maps. The subject site is located south of Grand Avenue, beyond the extent of the recorded Sanborn Fire Insurance Maps.

Significance:

A review of all available City Directories and Building and Safety permit records was conducted. Of all the individuals on record known to have occupied or owned these homes, one owner of 1367 S. Towne Avenue, Dr. C. W. Decker, is associated with significant events in local, state, or national history; however, he did not occupy this property during his productive life.

Dr. C. W. Decker was a prominent surgeon in the Los Angeles area having been a Colonel in command of 10 base hospitals in France during World War I. Decker was also the City Health Officer for the City of Los Angeles and, in that capacity, was in charge of relief following the 1933 Long Beach Earthquake. Decker occupied the house at 1367 S. Towne Avenue from 1945 until his death in 1949. Decker, born in Ohio in 1877, moved to Pomona in 1884 and was a graduate from Pomona High School in 1896.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved 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).

1347 & 1353 S. Towne Avenue: These properties are not associated with events that have made significant contributions to the broad patterns of our history.

1367 S. Towne Avenue: This property was developed early in Pomona's history, between 1885 and 1889 with much of the original structure intact, however several modifications have taken place, including additions to the front and rear of the structure.

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

1347 & 1353 S. Towne Avenue: None of the persons associated with the property have been found to be significant to events in Pomona, California, or national history.

1367 S. Towne Avenue: Though a person of significance did occupy the site, the site is not reflective of that person's productive life as it was occupied after.

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).

1347 & 1353 S. Towne Avenue: Though these structures most closely embody the distinctive characteristics of Early Post-War Tract design, the structures do not represent the work of a master, possess high artistic values, nor do they represent a significant and distinguishable entity whose components may lack individual distinction.

1367 S. Towne Avenue: A majority of this structure continues to retain a majority of its Italianate Victorian architecture and may represent a period of construction, despite its modifications and additions.

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

The sites have been previously developed and there is no known archaeological site in this area, so therefore, the properties are 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).

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).

1347 & 1353 S. Towne Avenue: None of the persons associated with the property have been found to be significant to events in Pomona, California, or national history.

1367 S. Towne Avenue: Though a person of significance did occupy the site, the site is not reflective of that person's productive life as it was occupied after.

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).

1347 & 1353 S. Towne Avenue: Though these structures most closely embody the distinctive characteristics of Early Post-War Tract design, the structures are not excellent or rare examples of this design style or method of construction, nor are the buildings distinctive works by noted architects; therefore, the sites do not meet this criterion.

1367 S. Towne Avenue: This structure was constructed in Italianate style, however, multiple additions have taken place. Despite these alterations and additions, this structure does not have all of the character-defining features typical of structures of this architectural style.

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 sites have been previously developed and there is no known archaeological site in this area, so therefore, the properties are 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);

1347 & 1353 S. Towne Avenue: Though these structures most closely embody the distinctive characteristics of Early Post-War Tract design, the structures are not excellent or rare examples of this design style or method of construction, nor are the buildings distinctive works by noted architects; therefore the sites do not meet this criterion.

1367 S. Towne Avenue: This structure embodies distinctive characteristics of Italianate Victorian architecture, however, multiple additions have taken place. Despite these alterations and additions, this structure does not have all of the character-defining features typical of structures of this architectural style.

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

The builders and architects of these structures are 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 these structures do not represent significant structural or architectural achievements, therefore these sites do 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);

These structures are 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 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);

1347 & 1353 S. Towne Avenue: Though these structures most closely embody the distinctive characteristics of Early Post-War Tract design, the structures are not excellent or rare examples of this design style or method of construction, nor are the buildings distinctive works by noted architects; therefore the sites do not meet this criterion.

1367 S. Towne Avenue: This structure embodies distinctive characteristics of Italianate Victorian architecture, however, multiple additions have taken place. Many character-defining features of the home still remain, therefore the structure may 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).

1347 & 1353 S. Towne Avenue: Though these structures most closely embody the distinctive characteristics of Early Post-War Tract design, the structures are not rare examples of this design style or method of construction; therefore the sites do not meet this criterion.

1367 S. Towne Avenue: This structure is among the fewer Italianate style houses from this early in Pomona's history. Many character-defining features of the home still remain, therefore the structure may 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);

1347 & 1353 S. Towne Avenue: None of the persons associated with the property have been found to be significant to events in Pomona, California, or national history.

1367 S. Towne Avenue: Though a person of significance did occupy the site, the site does not reflect that person's productive life as it was occupied after.

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);

1347 & 1353 S. Towne Avenue: These properties were developed as part of the post-war growth that Pomona experienced, however they do not exemplify these special elements of Pomona's history. Staff's research has not identified anything special regarding these properties that would make it historic under this criterion.

1367 S. Towne Avenue: The structure, having been built as early as 1885, is among the earlier extant in Pomona. However, the structure no longer reflects or exemplifies the special elements of Pomona's early history due to its additions and modifications.

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

Conclusion:

Though the property represents Early Post-War Tract style architecture, the primary structure at 1347 S. Towne Avenue lacks distinctive features and is not a strong example of this style. The primary structure at 1353 S. Towne Avenue is far more representative of this style of architecture as it has many more its character-defining features, however, the structure is not a rare or exemplary representation of this style. Additionally, these homes do not have associations with persons or events of historic significance.

Separately, though the structure at 1367 S. Towne Avenue is among the earliest extant homes in Pomona, the structure has been altered through significant additions to both the front and rear. Independent of these alterations, the original architecture of the building, still very much visible, is not an exemplary representation of Italianate architecture. The property's association with a historical person, Dr. C. W. Decker, is not during that person's productive life.

Staff is recommending that Commission determine that all three of these structures are not historic and that none are to be designated as landmarks.

Attachments:

1. Historic Preservation Commission Resolution No. 26-004 (1347 S. Towne Avenue)
2. Historic Preservation Commission Resolution No. 26-005 (1353 S. Towne Avenue)
3. Historic Preservation Commission Resolution No. 26-006 (1367 S. Towne Avenue)
4. Project Plans
5. Photographs of site and surrounding area
6. Historic Survey for 1367 S. Towne Avenue
7. Historic Context Statement; Chapter 5 – A Growing Community: Spadra and Pomona (1865-1887)
8. Historic Context Statement; Chapter 10 – Postwar Growth, Diversification, and Redevelopment (1946-1980), Theme: Residential Development
9. Statements of Significance from Applicant

DRAFT HPC RESOLUTION NO. 26-004

**A RESOLUTION OF THE POMONA HISTORIC
PRESERVATION COMMISSION DETERMINING THAT
THE PROPERTY LOCATED AT 1347 S. TOWNE AVENUE
IS NOT HISTORIC**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA
DOES RESOLVE AS FOLLOWS:**

WHEREAS, the applicant, G3 Urban, submitted an application for Determination of Historic Significance (DHS-000639-2025) to determine the historic significance of the property located at 1347 S. Towne Avenue;

WHEREAS, the industrial structure at the site was originally built in approximately 1950;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .1190.C. of the Zoning and Development Code to make a Determination of Historic Significance;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public meeting on January 7, 2026 concerning the requested Determination of Historic Significance (DHS-000639-2025); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Based on the policies contained in the Pomona General Plan and Historic Preservation Ordinance, the Historic Preservation Commission concludes as follows:

1. Preserving Pomona's diverse architectural styles reflecting phases of the city of Pomona's history and encouraging complementary contemporary development inspires a more livable urban environment;
2. Pomona's historic places should be preserved to build civic pride by promoting the understanding, appreciation, and enjoyment of the city's rich heritage and cultural resources;
3. Preserving Pomona's historic places enhances property values and increase economic and financial benefits to the city;
4. Preserving Pomona's historic places enhances the city of Pomona for residents, tourists and visitors thereby stimulating business and industry; and

5. Preserving Pomona's historic places conserves valuable material and energy resources by fostering ongoing use and maintenance of the existing built environment.

SECTION 2. In view of all of the evidence and based on the designation criteria contained in the staff report, the Historic Preservation Commission concludes as follows:

The property located at 1347 S. Towne Avenue, due to its lack of historical and architectural integrity, does not meet the National Register of Historic Places, California Register of Historical Resources, and/or the City of Pomona designation criteria as contained in the City's Historic Preservation Ordinance, and therefore, is not historic.

SECTION 3. All documents described in Section 1 of Historic Preservation Commission Resolution No. 25-004 are deemed incorporated by reference as set forth at length.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 7TH DAY OF JANUARY, 2025.

ANGLEA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.

DRAFT HPC RESOLUTION NO. 26-005

**A RESOLUTION OF THE POMONA HISTORIC
PRESERVATION COMMISSION DETERMINING THAT
THE PROPERTY LOCATED AT 1353 S. TOWNE AVENUE
IS NOT HISTORIC**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA
DOES RESOLVE AS FOLLOWS:**

WHEREAS, the applicant, G3 Urban, submitted an application for Determination of Historic Significance (DHS-000640-2025) to determine the historic significance of the property located at 1353 S. Towne Avenue;

WHEREAS, the industrial structure at the site was originally built in approximately 1950;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .1190.C. of the Zoning and Development Code to make a Determination of Historic Significance;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public meeting on January 7, 2026 concerning the requested Determination of Historic Significance (DHS-000640-2025); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Based on the policies contained in the Pomona General Plan and Historic Preservation Ordinance, the Historic Preservation Commission concludes as follows:

1. Preserving Pomona's diverse architectural styles reflecting phases of the city of Pomona's history and encouraging complementary contemporary development inspires a more livable urban environment;
2. Pomona's historic places should be preserved to build civic pride by promoting the understanding, appreciation, and enjoyment of the city's rich heritage and cultural resources;
3. Preserving Pomona's historic places enhances property values and increase economic and financial benefits to the city;
4. Preserving Pomona's historic places enhances the city of Pomona for residents, tourists and visitors thereby stimulating business and industry; and

5. Preserving Pomona's historic places conserves valuable material and energy resources by fostering ongoing use and maintenance of the existing built environment.

SECTION 2. In view of all of the evidence and based on the designation criteria contained in the staff report, the Historic Preservation Commission concludes as follows:

The property located at 1353 S. Towne Avenue, due to its lack of historical and architectural integrity, does not meet the National Register of Historic Places, California Register of Historical Resources, and/or the City of Pomona designation criteria as contained in the City's Historic Preservation Ordinance, and therefore, is not historic.

SECTION 3. All documents described in Section 1 of Historic Preservation Commission Resolution No. 26-005 are deemed incorporated by reference as set forth at length.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 7TH DAY OF JANUARY, 2025.

ANGLEA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

Historic Preservation Commission Resolution
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.

DRAFT HPC RESOLUTION NO. 26-006

**A RESOLUTION OF THE POMONA HISTORIC
PRESERVATION COMMISSION DETERMINING THAT
THE PROPERTY LOCATED AT 1367 S. TOWNE AVENUE
IS NOT HISTORIC**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA
DOES RESOLVE AS FOLLOWS:**

WHEREAS, the applicant, G3 Urban, submitted an application for Determination of Historic Significance (DHS-000641-2025) to determine the historic significance of the property located at 1367 S. Towne Avenue;

WHEREAS, the industrial structure at the site was originally built approximately between 1885 and 1889;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .1190.C. of the Zoning and Development Code to make a Determination of Historic Significance;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public meeting on January 7, 2026 concerning the requested Determination of Historic Significance (DHS-000641-2025); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Based on the policies contained in the Pomona General Plan and Historic Preservation Ordinance, the Historic Preservation Commission concludes as follows:

1. Preserving Pomona's diverse architectural styles reflecting phases of the city of Pomona's history and encouraging complementary contemporary development inspires a more livable urban environment;
2. Pomona's historic places should be preserved to build civic pride by promoting the understanding, appreciation, and enjoyment of the city's rich heritage and cultural resources;
3. Preserving Pomona's historic places enhances property values and increase economic and financial benefits to the city;
4. Preserving Pomona's historic places enhances the city of Pomona for residents, tourists and

visitors thereby stimulating business and industry; and

5. Preserving Pomona's historic places conserves valuable material and energy resources by fostering ongoing use and maintenance of the existing built environment.

SECTION 2. In view of all of the evidence and based on the designation criteria contained in the staff report, the Historic Preservation Commission concludes as follows:

The property located at 1367 S. Towne Avenue, due to its lack of historical and architectural integrity, does not meet the National Register of Historic Places, California Register of Historical Resources, and/or the City of Pomona designation criteria as contained in the City's Historic Preservation Ordinance, and therefore, is not historic.

SECTION 3. All documents described in Section 1 of Historic Preservation Commission Resolution No. 26-006 are deemed incorporated by reference as set forth at length.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 7TH DAY OF JANUARY, 2025.

ANGLEA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

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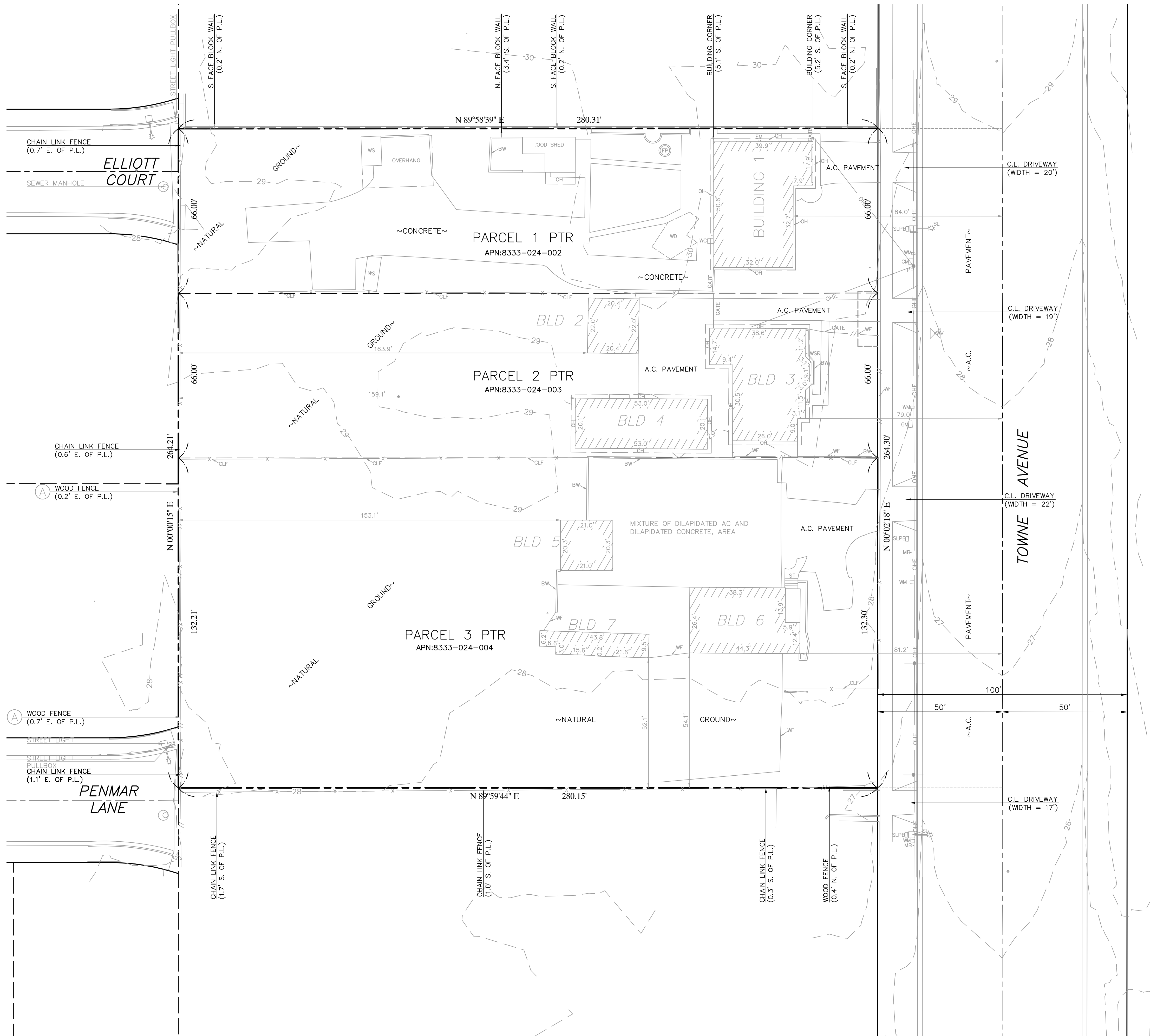
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.

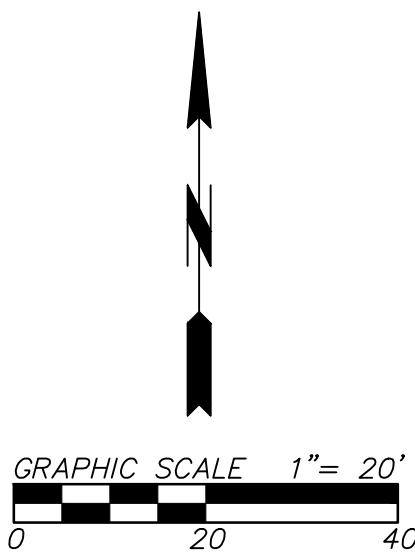
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TENTATIVE TRACT MAP No. 84882



- LEGEND:**
- APN - ASSESSORS PARCEL NUMBER
 - E - EAST
 - N - NORTH
 - NO. - NUMBER
 - S - SOUTH
 - (TYP) - TYPICAL
 - W - WEST
 - WS - WOOD SHED
 - FP - FIRE PIT
 - BW - BLOCK WALL
 - OH - OVERHANG
 - WD - WOOD DECK
 - WC - WATER HEATER CABINET
 - EM - ELECTRIC METER
 - SL - STREET LIGHT
 - SLPB - STREET LIGHT PULLBOX
 - WM - WATER METER
 - GM - GAS METER
 - PP - POWER POLE
 - WF - WOOD FENCE
 - WSR - WATER SERVICE
 - CLF - CHAIN LINK FENCE
 - MB - MAILBOX
 - UPB - UTILITY PULLBOX
 - ST - STAIRCASE

- LEGEND:**
- PROJECT BOUNDARY
 - STREET RIGHT OF WAY
 - STREET CENTERLINE
 - (30) EXISTING CONTOURS
- NOTE: ADD 800' TO ALL ELEVATIONS SHOWN



LAND SURVEYOR

VERTEX SURVEY INC.
CONTACT: RICK ESTRADA
28348 CONSTELLATION RD.
STE 800
SANTA CLARITA, CA 91355
(661) 254-1928

SOILS ENGINEER

ALBUS & ASSOCIATES, INC.
CONTACT: DANIEL ALBUS
1011 N. ARMANDO STREET
ANAHEIM, CA 92806
(714) 630-1626

OWNER/DEVELOPER:

G3 URBAN
CONTACT: JORDAN GARDNER
15235 S. WESTERN AVE.
CARDENA, CA 90249
(562) 204-3213

ENGINEERING INC.

FORMA ENGINEERING INC.
400 San Fernando Mission Boulevard, Suite 200
San Fernando, California 91340
Phone: (818) 832-1710 Fax: (818) 832-1740

TENTATIVE TRACT MAP

EXISTING SITE
LOT 1 OF
T/M FOR TRACT 84882
POMONA, CA

DATE
6/12/2025

JOB NUMBER
25047

2
OF 7 SHEETS

Browsing Name: L:\25047\Eng\Final Plans\T/M 02 25047.TTM.dwg
Last Opened: Jun 12, 2025 - 9:06am by Garrett

Site Photographs

1347 S. Towne Avenue (DHS-000639-2025)







1353 S. Towne Avenue (DHS-000640-2025)







1367 S. Towne Avenue (DHS-000641-2025)









CITY OF POMONA
Historic Resources Inventory
(Short Form - Exterior)

(1) Address: 1367 S. TOWNE AV (2) Neighborhood: _____

(3) Property Category:

Single Family Residential	<u>X</u>	Multi-Family Residential	_____ #of Units _____
Commercial	_____	Industrial	_____
Other	_____		

(4) Architectural Style (see attached sheet): ITALIANATE VICTORIAN

(5) Estimated Construction Date(s): 1885 (6) Condition of Structure GOOD

(7) Additions or Alterations: Major Moderate Few None

Description: FLAGSTONE FRONT

(8) Other comments or observations: _____

(9) Rating: "C" "CM" "N" "NA" "R"

(10) Evaluator: D. MARSH
Date of Evaluation: AUG 1993

- (Place Picture Here) -

Theme: Residential Development

During the population and real estate boom of the 1880s, residential development accelerated in Pomona. In 1887 alone, the town's construction averaged 50 houses per month.¹⁴⁸ Early subdivisions included the Bailey & Bishop subdivision of the Bingham Tract; H. N. Farley's subdivision of the Bingham Place; House, Cason & Loney's subdivision of the Orange Grove Tract; H. Hanson's Subdivision of the Rice Tract and Lot 9; the Pomona Land & Water Co.'s Subdivision of the Bingham Tract; and Charles French's subdivision of the Burbank Tract. Many of these subdivisions were connected with the downtown area via street railways and mule cars. As recorded in the *Pomona Times-Courier* in 1887:

J. E. Packard's Orange Grove Tract, between the railroad and the San Jose Hills is being subdivided into ten-acre tracts and streets laid out and graded. Mr. Packard has opened up Holt Avenue nearly to Spadra and is doing some good street work. The tract comprises some 477 acres and will be put on the market as soon as water is popped to the tract... The water pipe has been ordered. Lumber is now on the ground for four large barns, which are to be built at once.¹⁴⁹

Many residences in downtown Pomona constructed during the 1880s were located on streets that intersected with Second Street, including Thomas, Garey, and Louisa streets. Popular architectural styles for this period included the Queen Anne, Victorian Vernacular, Italianate, and Second Empire styles. Residences situated in the downtown area were typically modest, single-story buildings, whereas more elaborate buildings were slightly separated.



Crank Residence at 378 N. Garey, 1887. *Pomona Public Library*.

Extant residences that pre-date 1888 are rare in the downtown core of Pomona. Historical images and Sanborn Fire Insurance Maps provide some information on the style and location of these downtown residences. One known residence from the period was constructed in 1887 and owned by an early medical professional in Pomona, Doctor Crank (not extant).

¹⁴⁸ Ricci Lothrop, 41.

¹⁴⁹ "Town and Country," *Pomona Times-Courier*, December 3, 1887, 5.

ELIGIBILITY STANDARDS

Summary Statement of Significance

Resources significant under this theme convey early patterns of development and settlement in Spadra and Pomona. They generally consist of small single-family residences that were located along historic routes and in the downtown area, and farmhouses built to serve agricultural pursuits. Properties evaluated under this theme may be significant for their association with the earliest periods of residential development in Spadra and Pomona; as the site of an important event in history; or for an association with a person important in local, state, or national history. It may also be associated with an early ethnic or cultural group present in Pomona, such as the boarding house for Chinese workers or the residence of the first African American family in the community. Properties may also be significant as an example of a style or type; architectural styles in Pomona are discussed in the Architecture and Design Section.

Period of Significance	1865-1887
Period of Significance Justification	Broadly covers the earliest period of residential development in Spadra and Pomona.
Geographic Location	Citywide. Resources associated with this theme may be located in the historic downtown of Pomona, centered on Second Street, while farmhouses are scattered throughout city limits.
Associated Property Types	Residential: Single Family Residence/Multi-Family Residence/Ancillary Building.
Property Type Description	Significant property types are those representing important periods of early residential development in Spadra and Pomona. These properties are relatively rare and are typically single-family residences, although they may also be multi-family residences, such as boarding houses or worker housing, or ancillary buildings, such as carriage houses and servants' quarters.

Criterion A/1/1,9 (Events/Patterns of Development)¹⁵⁰

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or

¹⁵⁰ Resources throughout the document are evaluated using National Register, California Register, and local criteria. Letters and numbers associated with designation criteria are listed according to National Register, California Register, and local conventions (for example, Criterion A/1/1/9 refers to National Register Criterion A, California Register Criterion 1, and local Criteria 1 and 9, all of which refer to historic events or periods of development).

- For exemplifying an important trend or pattern of development; or
- As a rare remaining example of early residential development in Spadra or Pomona. This includes remnant adobe residences reflecting the city's association with the Rancho era; or rare, remaining examples of some of the city's earliest residential development; or
- As a remnant feature representing early built resources from the period.

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 a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance. Properties from this period are rare and represent early settlement of Spadra and Pomona; therefore, a greater degree of alteration may be acceptable.

- Residential properties from this period should retain integrity of location,¹⁵¹ design, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- The setting may have changed (surrounding buildings and land uses).
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in residential development; or
- Represent a rare remaining example of early residential development in Pomona or Spadra; and

¹⁵¹ Unless the property was moved during the period of significance.

- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past, including early pioneers in the history of Spadra or Pomona; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the early community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person. Properties from this period are rare and represent early pioneers in the settlement of Spadra and Pomona; therefore, a greater degree of alteration may be acceptable.

- Residential properties from this period should retain integrity of location, design, feeling, and association, at a minimum. In order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- A good or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture. Properties from this period are rare; therefore, a greater degree of alteration may be acceptable.

- Residential properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

Theme: Residential Development

Across the United States, as GIs returned from the frontlines and began to settle back into civilian life, the nationwide demand for housing dramatically increased. The GI Bill provided significant economic benefits to returning veterans, including reasonable loan terms for home purchases, and credit for college tuition.³⁸² To address the housing shortage, developers responded with tracts of mass-produced single-family homes built quickly and cheaply. The first and most influential planned community in the United States was Levittown, New York. Developers of Levittown constructed thousands of homogenous tract homes in response to the housing crisis, a model which was repeated across the country and ultimately transformed suburbia.³⁸³

Like so many Southern California cities, Pomona's population density increased during the immediate postwar period. Communities with large agricultural parcels, such as those in the Pomona Valley, offered the room necessary for residential expansion and the development of large-scale postwar tracts. Large developers like Weber-Burns and Kaiser Community Homes adopted similar models of quick, cheap tract home construction in communities throughout the region. Although these large housing developments typically featured Ranch-style homes, some developers also partnered with architects to offer homes that leveraged modern architectural ideas and elements to distinguish their products. Custom, single-family residences designed by architects appear to be rare in Pomona. Unlike some communities that have a substantial number of individual Modern residential designs, the emphasis in Pomona during the postwar period was clearly on tract housing development.

There were approximately 400 residential tracts recorded in Pomona between 1945 and 1980, significantly expanding the footprint of the city. This section provides an overview of residential subdivisions in Pomona. Table 5 at the conclusion of this section lists the largest postwar housing developments that are now located within the city limits. Details about select postwar tracts in Pomona are included in Appendix A.

POSTWAR SUBURBANIZATION IN POMONA

One of the earliest and largest postwar tract developments in the Pomona area was Pomona Homes, first developed in 1946.³⁸⁴ Spearheaded by builders C.T. and W.P. Stover, Edwin A. Tomlin and Company, and R. J. Daum Construction Co., the new development was located on 475 acres of the former ranch lands of S. W. Beasley, southwest of present-day Mission Boulevard and S. Dudley Street.³⁸⁵ The planned community comprised 2,500 homes developed in conjunction with FHA guidelines with plans to sell to veterans.

³⁸² Though as with many other government programs, the GI Bill primarily benefitted white veterans, and the "wide disparity in the bill's implementation ended up helping drive growing gaps in wealth, education and civil rights between white and Black Americans." Erin Blakemore, "How the GI Bill's Promise was Denied to a Million Black WWII Veterans," <https://www.history.com/news/gi-bill-black-wwii-veterans-benefits> (accessed April 2022).

³⁸³ Levittown also had restrictive covenants that prevented non-white residents to own or rent property in the development.

³⁸⁴ At the time it was subdivided, the tract was located outside of the City limits; it was later annexed by the City of Pomona.

³⁸⁵ Beasley and his wife had donated land to the Seventh Day Adventist College of Medical Evangelists in 1944.

Pomona Homes was a large and early example of the mass production of tract houses. Its construction was delayed until the fall of 1946 as the developers worked to compile the needed construction materials that had been scarce during the war. Once the necessary materials were obtained, the development adopted many of the efficiencies used during the war effort, including establishing a production assembly line for the prefabricated housing components.³⁸⁶ To aid construction, the project established a five-acre warehouse containing 2.8 million feet of lumber, 15 carloads of cedar shingles, 2,000 doors, and large quantities of plumbing, electrical, and other building supplies.³⁸⁷ Pomona Homes also established a concrete plant west of the stockpiles so they could quickly pour the foundations for up to four to five residences each day.

Residences in the development were planned by Long Beach-based architect Hugh Gibbs so that no two houses of the same design and color on the same block. The three-bedroom houses consisted of twenty-two different styles on four different concrete pad configurations, and with 64 different color schemes. The slightly curving streets were named after early Pomona pioneers: McComas, Buffington, Fleming, and Vejar, among others. By January of 1947, there were 490 homes for sale at Pomona Homes.³⁸⁸

Pomona Homes ushered in a wave of new subdivisions in Pomona. The development of Pomona Homes, along with the establishment of the Convair industrial plant, spurred the creation of some of Pomona's largest residential tracts in what is now the western part of the city, adjacent to the Kellogg Arabian Horse Farm. These included Kellogg Park Units 1 and 2 (1952) by the Liberty Building Co.; Kellogg Park Units 3 and 4 (1953) by George and Robert Alexander; Pomona Estates (1954) by Weber-Burns; Valwood Estates (1954-1956) by Weber-Burns; and Parkview Pomona (1954-1955) by Mark Taper's Biltmore Homes.

During and immediately after the war, the architectural community began to experiment with new technologies and building techniques that would influence residential subdivisions for decades. The influential Case Study House program was the creation of John Entenza, the Southern California-based editor of *Arts & Architecture* magazine. During the war, Entenza, along with a number of other architects, discussed new ideas in residential design and construction that could only be talked about because of wartime service and restrictions.³⁸⁹ Among them were Ralph Rapson, John Rex, Richard Neutra, Charles Eames, J.R. Davidson, Whitney Smith, and Thornton Abell. The program announcement stated that each "house must be capable of duplication and in no sense be an individual 'performance'... It is important that the best material available be used in the best possible way in order to arrive at a 'good' solution of each problem, which in the overall program will be general enough to be of practical assistance to the average American in search of a home in which he can afford to live."³⁹⁰

³⁸⁶ Another early tract to employ the assembly line method of construction was the Towne House development in southeast Pomona. Here, the 120-man Curlett-Harwood Co. crew (plus 40 other building trades) constructed all walls and partitions in the project yard and trucked them to the home sites for assembly.

³⁸⁷ "90 Units Started in Pomona Homes Housing Project," *Pomona Progress Bulletin*, November 8, 1946, 1.

³⁸⁸ "90 Units Started in Pomona Homes Housing Project," *Pomona Progress Bulletin*, November 8, 1946, 1.

³⁸⁹ David Travers, "Case Study House Program: Introduction," <http://www.artsandarchitecture.com/case.houses/index.html> (accessed April 2022).

³⁹⁰ Travers, "Case Study House Program: Introduction."

Over the course of the program, which lasted from 1945 until 1962, over 30 projects were designed by many of Southern California's most renowned Modernists. The real impact of the program was the national attention that it brought to modern design in California. "Publication in *Arts & Architecture* became a door to national and international renown for West Coast architects. Reyner Banham said that '*Arts and Architecture* changed the itinerary of the Grand Tour pilgrimage for European architects and students: America replaced Italy and Los Angeles replaced Florence.'"³⁹¹

Many prominent developers in the postwar era commissioned architects to help layout their subdivisions and provide residential designs, further amplifying the tenets of the Case Study program and other experiments in low-cost housing. In Pomona, numerous residential subdivisions were designed by noted architects and designers. Marshall Tilden's Cliff May Homes development was designed by Cliff May and Chris Choate. Valwood Estates was designed by Palmer & Krisel, AIA; College Grove Ranchos was designed by Roland Logan Russell, AIA; Pomona Rancho Village was designed by Roy M. Watkins. Val Vista was designed by L. C. Major & Associates.

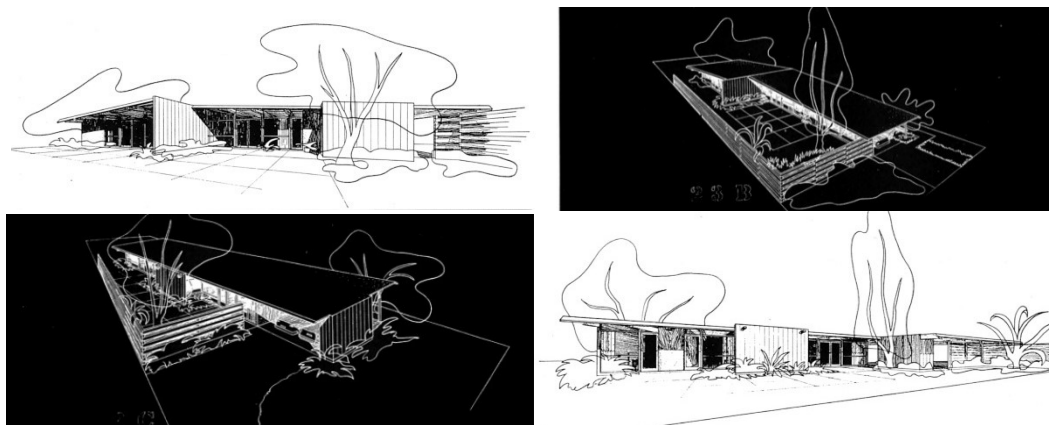


College Grove Ranchos, photographed by Julius Shulman in 1956. *Photos by Julius Shulman. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)*

³⁹¹ David Travers, "About *Arts and Architecture*," <http://www.artsandarchitecture.com/about.html> (accessed April 2022).

One of the first postwar developments in Pomona with architect-designed residences was Westmont Homes, designed by architect Arthur Lawrence Miller. Westmont Homes was developed by the same group as Pomona Homes and sited immediately to its west.³⁹² The subdivision was an early example of total design, including the planning and execution of a community center, school, and commercial/retail stores. By 1949, 550 three-bedroom homes were built within the former walnut grove.³⁹³

The *Los Angeles Times* declared Westmont Homes to be the first Mid-century Modern style tract development in Pomona and one of the first in the Los Angeles area.³⁹⁴ Miller's Mid-century Modern designs for the residences included clerestory windows to provide views of the surrounding hills, a wall of glass leading out to the patio, and an open plan. Miller used carports, storage units, and fences to create a unique architectural cadence not found in most tract home construction. The more typical practice to achieve this type of cadence was to vary the rooflines, which was much more costly than Miller's approach. The three residential plans were paired on angled on the lots to create a thoughtful approach to the siting and create a varied streetscape.



Renderings of Westmont Homes. *Arts & Architecture*, May 1950.

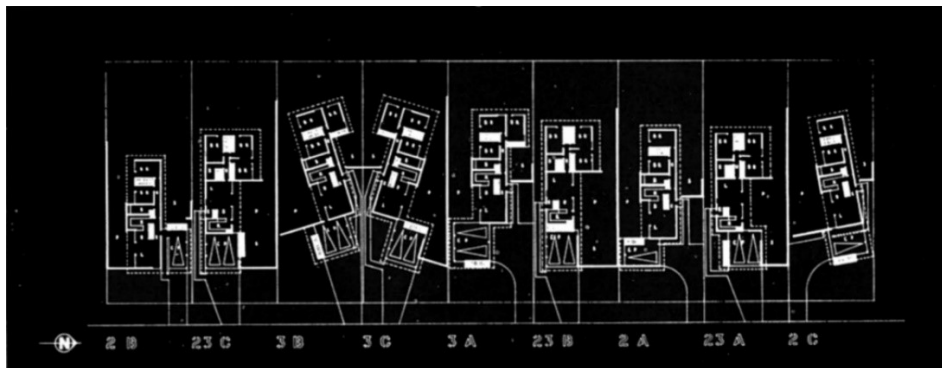
In 1950, Westmont Homes was featured in *Arts & Architecture* magazine as an exemplar of tract home design—specifically calling out the superior plan design and siting on exceptionally narrow lots as “...much better than on the conventional tract plan layout of lots 10 to 15 feet wider.”³⁹⁵ The tract was designed with three different plans, each with three variations in the treatment of the primary façade. The initial price point of \$8,500 and the availability of FHA financing made the design achievement even more noteworthy. Westmont Homes were featured in *Life* magazine in 1954.

³⁹² Tract maps from 1947 through 1952 indicate the formation of seven new tracts with different combinations of investors.

³⁹³ “Ground is Broken for Westmont Area Shopping Center,” *Los Angeles Times*, May 22, 1949, E9.

³⁹⁴ Edith McCall Head, “Contemporary Gets Down to Business,” *Los Angeles Times*, July 15, 1951, F4.

³⁹⁵ “New Tract Houses,” *Art & Architecture*, May 1950, 33.



Site Plan for Westmont Homes. *Arts & Architecture*, May 1950.

By 1957, the pending freeway infrastructure made outlying areas such as Pomona viable “suburbs” for those who worked in downtown Los Angeles. This spurred investment in residential tract development in the northern part of the city, including new subdivisions both north and south of La Verne Avenue.³⁹⁶ The Pomona Valley was heavily marketed to Angelenos, although many tract developments within the city limits were frequently described as in neighboring communities of Claremont or Upland rather than Pomona.³⁹⁷

In the mid-1950s, Pomona tract developers coordinated to create a marketing campaign for the Pomona Valley, employing the slogan “Live, Work and Play in Pomona Valley.”³⁹⁸ Also known as the “Move to Pomona Valley” campaign, this marketing effort targeted veterans and nonveterans alike, encouraging them to purchase homes in one of six residential communities.³⁹⁹ According to historian Genevieve Carpio, “developers underscored career opportunities in the valley’s growing industrial plants, appealing to young families who sought proximity to employment and a suburban ideal of open space, safety, and shopping.” In early 1957, the *Los Angeles Times* reported that some 35,000 people toured the model homes of five Pomona Valley residential developments.⁴⁰⁰

In addition to the large regional development firms that built in the area, there were several local developers of note. In 1957, Robert A. Olin (1914-1973) established Olin Construction Co. in Claremont. After the war, Olin started as a general contractor in Chicago. After moving to the Pomona Valley, Olin built many civic and commercial buildings. By 1953, he was building tract homes in Covina. As president of the Home Builders Council, Inc. in the early 1960s, Olin was one of the original five signers to the petition to repeal the Rumford Act.⁴⁰¹

Ralph Lewis was another influential local developer in the Pomona Valley. Lewis partnered with Robert Olin to develop Claremont Highlands before founding Lewis Homes with his wife and sons. The Lewises were Jewish developers, a minority which was increasingly recognized as

³⁹⁶ The largest of these was Parkview Pomona by Biltmore Homes, Inc., with 374 units.

³⁹⁷ This may have been an ongoing repercussion of the redlining labels assigned to Pomona back in the 1930s.

³⁹⁸ “Developers Sponsor Campaign in Pomona,” *Los Angeles Times*, March 24, 1957, F9.

³⁹⁹ Genevieve Carpio, “From Citrus Belt to Inland Empire, 1945-1970” in *Collisions at the Crossroads: How Place and Mobility Make Race* (Los Angeles: University of California Press, 2019), 190.

⁴⁰⁰ “Thousands View New Pomona Dwellings,” *Los Angeles Times*, February 3, 1957, F10.

⁴⁰¹ “Builders Will Discuss Rumford Housing Issue,” *Los Angeles Times*, March 1, 1964, Q24.

white in postwar California. According to Carpio, “as the racial category of ‘white’ shifted to include previously excluded minorities in the postwar period, so too did residential patterns.”⁴⁰² The Lewis family adopted a racially inclusive strategy of residential development in the Pomona Valley.

Gee Builders, Inc. Land Subdividers and Developers was a Chinese American-owned company. Gee Builders were responsible for the development of West Pomona Manors.⁴⁰³ Roy Chan, one of the owners of West Pomona Manors, received a degree in architectural engineering from California State Polytechnic College. Gee Builders also hired J. Thomas Wilner, a tract home designer, for the plans and elevations for West Pomona Manors.⁴⁰⁴

During the 1960s, Pomona led all San Gabriel Valley cities in the number of dwelling units authorized. Between 1960 and 1963, 74 tracts comprising 1,993 lots were developed. Between 1964 and 1967, another 25 subdivisions were recorded.⁴⁰⁵ Through the 1960s and 1970s, it was standard practice for developers to establish Covenants, Conditions and Restrictions (CC&Rs) that included restrictions on the sale of residences within these newly-established residential communities to people of color and members of the Jewish faith. However, according to historian Gloria Ricci Lothrop, developers over saturated the housing market in Pomona and cutbacks from a declining defense industry forced the VA and the FHA to repossess homes. Vacancies abounded and many local realtors, eager to do business, signed non-discrimination policies and announced the availability of the repossessed homes to people of color. As a result, by 1977, a special state Census conducted in Pomona revealed that 52% of all Pomona residents had lived in the city for three years or less.⁴⁰⁶

With the onset of the economic recession in the early 1970s, residential development in Pomona stalled. As described in the *Los Angeles Times*, “...new housing construction was virtually unknown” in Pomona from 1974 to 1976.⁴⁰⁷ In 1976, there was just one single-family residence constructed in the city.⁴⁰⁸

As economic conditions improved in the latter part of the decade, construction activities resumed accordingly. In Pomona, one of the largest developments from this period was the redevelopment of the 2,241-acre Phillips Ranch into new residential communities. The former ranch land was purchased in the 1960s by Westmore Development Co., led by Al Lesser. Lesser embarked on a comprehensive master plan for the community which included 260 acres of land reserved for open space and a network of pedestrian and biking trails. No construction was undertaken until the late 1970s, when Lesser began selling tracts to other developers to create residential subdivisions. There were ultimately seven different subdivisions within the former

⁴⁰² Carpio, 191-192.

⁴⁰³ Prior to developing West Pomona Manors, Gee Builders constructed the Planz Park development in Bakersfield.

⁴⁰⁴ It is currently unknown whether Gee Builders placed any restrictive covenants on West Pomona Manors.

⁴⁰⁵ Ricci Lothrop, 115.

⁴⁰⁶ Ricci Lothrop, 117.

⁴⁰⁷ “Pomona Development Accent on the Positive,” *Los Angeles Times*, June 22, 1986, J1.

⁴⁰⁸ “Pomona Development Accent on the Positive,” *Los Angeles Times*, June 22, 1986, J1.

Phillips Ranch, allowing for a wide variety of single-family homes at various price points.⁴⁰⁹ An emphasis on “country living” combined with trends in architecture of the period resulted in most of Phillips Ranch being designed in a rustic contemporary style in accordance with strict standards of design and construction.⁴¹⁰ Most of the developments were only partially completed by 1980—with thousands of homes still to be built in the following decade. By 1980, however, buyers had purchased some \$60 million in new homes in Phillips Ranch.⁴¹¹



Hearthstone Homes, one of seven new subdivisions on the former Phillips Ranch, photographed by Julius Shulman in 1980. *Photo by Julius Shulman. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)*

However, a lack of funds and community opposition led to the abandonment of several other redevelopment projects in the city. This included a project that involved the City acquiring the Paretti Tract of 350 homes via eminent domain for commercial development. The project was opposed by protesting homeowners, many of whom were African American, Latino, and elderly white residents; the project ultimately failed. Another redevelopment project that never came to fruition was the Pomona Trade Center, a planned 12-story office, hotel, and retail complex. The center failed to secure sufficient funding and was abandoned by investors.

⁴⁰⁹ The seven developments within the former Phillips Ranch were Country Wood, by Kaufman & Broad; Diamond View Homes, by Criterion Development, Inc. and the John Martin Co.; Hearthstone, by W & A Builders; Falcon Ridge, by Griffin/Fletcher; Marlborough Country, by Marlborough Development; Meadow Ridge Homes, by Bauer Development Co.; and Sunnyslope, by Pacesetter Homes.

⁴¹⁰ “Display Ad 149,” *Los Angeles Times*, March 25, 1979, I6.

⁴¹¹ “Move-Ins Start Hub of Activity at Philips Ranch Neighborhood,” *Los Angeles Times*, June 28, 1980, I8.

TABLE 5: SELECTED TRACT DEVELOPMENTS IN POSTWAR POMONA

NAME	DATE	DEVELOPER
TR 13124 (Town House Tract)	c. 1947	Rogert Titus Smith, et. al.
TR 14197	c. 1947	A. Harold Wilkins/ Percy E. Wilkins
Pomona Homes	1947	Pomona Homes (Edwin Tomlin, et. al.)
Towne House	1947	Roger Titus Smith, Rufus Rountree, et. al. ⁴¹²
Homes of Tomorrow, Inc.	1947	Jack G. Booth, Booth Brothers and Pomona Homes, Inc.
Westmont Homes	1947-53	Edwin Tomlin, et. al.
TR 14792	c. 1947	Arthur H. Lichte
TR 17877	c. 1952	Capital Company/ Nate Bershon and David Bershon
TR 17386	c. 1952	Magnolia Downs
TR 18090	c. 1952	Edwin Saville
TR 16662	c. 1952	C. Douglass Ferry and Merle W. Ferry
Kellogg Park Unit 1 and 2	1952	Liberty Building Co./ Samuel Firks and Norman Feintech
Pomona Rancho Village	1952-53	Booth Brothers + H. Frank Nelson Co.
Hacienda Gardens (#1)	1952-55	Covina Park Homes Corporation/ Jack G. Booth et. al.
Prudential Homes	1952-54	Harry L. Scholer/Equitable Homes
Palmgrove Park	1953-54	Bershon Construction Co./Nate Bershon, David Bershon et. al.
Cary Lane Homes	1953	Allan-Williams Corporation
President Manor	1953	Braemar Homes of Pomona
Kellogg Park Unit 3 and 4	1953	George Estates/Reseda Homes Inc., a.k.a., George and Robert Alexander
Pomona Estates	1954	Arthur B. Weber and Associates/ Lee S. Burns, a.k.a., Weber-Burns
Parkview Pomona	1954-55	Biltmore Homes/S. Mark Taper
Valwood Estates	1954-56	Arthur B. Weber and Associates/ Lee S. Burns, a.k.a., Weber-Burns
Mayfair Homes	1954-55	Mayfair Homes Construction Co./Paul J. Wiener and Wade J. Howells
Cliff May Homes	1955-56	Marshall Tilden
TR 21183	c. 1955-56	Gary Development Company/Arthur and Gilbert Katz
TR 21678	c. 1955-56	Emerald Development Corp./ David Young et. al.
Cliff May Homes	1955-56	Phil Hunter and Joe Green
Crown Homes	1956	Curtis Mc Fadden/Campus Village Builders
West Pomona Manors	1956-57	Pomona Manors/Jasmine Gee and Roy Chan with Gee Builders, Inc.
Fairlane Park	1956-57	Fairlane Builders/Walter Smith and Paul E. Cooper

⁴¹²Although Jack G. Booth is not listed on the tract map, some newspaper accounts document that Booth Brothers was also an early investor in this development.

NAME	DATE	DEVELOPER
Northgrove Homes	1956-61	Palmgrove Park Co./ Nate Bershon and David Bershon
Cinderella Homes	1956	Olin & Lewis/Claremont Highland Homes
TR 21309	c. 1956	Albert C. Johnson and Freda P. Johnson
Linda Lee Homes	1956-57	D & E Corporation
College Grove Ranchos	1956-58	Cherry-Hadley/Ray K. Cherry and John Hadley, et. al.
Garey Gardens	1957-60	Garey Gardens/ Hadley-Cherry; Ray R. Cherry and Max B. Elliot
Cinderella Royalty Homes	1960-61	Cinderella Land Co./Olin Construction Co./Robert A. Olin and John M. Watkins
Hacienda Gardens (#2)	1961-63	Hacienda Gardens Development Co./Jack Wagoner and John Barker
Benito Gardens	1962	Boyce Built Homes/ W. H. Boyce et. al.
Val Vista	1962-63	Forman Development Co./ Maston T. Noice
County Fair Homes	1963	Monarc Estates, Inc./ John C. Wilcox and Lawrence E. Cook
Carriage Homes	1963	Carriage Homes, Inc./ Olin Construction Co./Robert A. Olin and John M. Watkins
Meadow Ridge Homes	1978-79	Bauer Development Co./George A. Campbell
Marlborough Country	1978-80	Marlborough Development/ Ronald S. Lushing
Diamond View Estates	1979-80	Criterion Development, Inc. and John Martin Co./ Donald E. Boucher and Frank L. Fehse
Sunnyslope	1979-80	Pacesetter Homes
Country Wood	1979-80	Kaufman & Broad
Falcon Ridge	1979-80	Griffin/Fletcher
Hearthstone Homes	1979-80	W & A Builders

POSTWAR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Trailer and Mobile Home Parks

Trailer and mobile home parks were largely a post-World War II phenomenon, though they have their roots in prewar America. Growth in automobile ownership, combined with a post-World War I restlessness led to the rise of family camping trips as a popular past time during the mid-1920s. Enterprising car campers began building their own canvas tent trailers on wooden single-axle platforms. The idea caught on and soon several manufacturers were making recreational tent trailers; these were called “travel trailers” or “trailer coaches” by the nascent industry. Soon manufacturers began building larger trailers and adding amenities such as camp stoves, cold-water storage, and fold down bathroom fixtures.⁴¹³

The Great Depression proved a boom for the travel trailer industry as thousands of migrants from the Dust Bowl made their way to California—many in modified travel trailers. With housing for the new migrants scarce, many turned to travel trailers as full-time living accommodations.⁴¹⁴ Campgrounds that accepted the trailers were referred to as “trailer parks” and their more urban concrete counterparts became known as “trailer courts.” By 1938, the American Automobile Association calculated the number of travel trailers at 300,000 and estimated ten percent of them were used for extended full-time living, not recreational travel.⁴¹⁵



Trailer Display on Second Street in Pomona, 1960. *Pomona Public Library.*

⁴¹³ John Grissim, *The Complete Buyers Guide to Manufactured Homes and Land*, (Sequim, WA: Rainshadow Publications, 2003), 15.

⁴¹⁴ Grissim, *The Complete Buyers Guide to Manufactured Homes and Land*, 15.

⁴¹⁵ Grissim, *The Complete Buyers Guide to Manufactured Homes and Land*, 15.

Some citizens reacted to these new trailer parks as unsightly and argued they were occupied by people of questionable character. In response, many cities passed zoning ordinances designed to keep the trailer villages out: banishing them from the city limits, prohibiting the use of such trailers for living, or require that they be moved every few days. However, the dire need for housing in many communities changed the perceptions of trailer living after World War II.⁴¹⁶ Most of the trailer parks in Pomona were established after World War II in response to the city's housing shortage.

The Orange Blossom Trailer Court and Motel (1437 W. Holt Avenue) appears to be Pomona's oldest trailer park, dating back to at least 1944 and possibly earlier. This hybrid motel and auto court has generous landscaped areas as well as a motel along its eastern flank. The Vagabond Trailer Court (present-day Thunderbird Mobile Home Park) located at 1761 E. Mission Boulevard is another early trailer park. Newspaper accounts first mention the Vagabond in 1946. Another court dating to this period is the Gypsy Trailer Park, which relocated from 1627 W. Holt Boulevard to 1737 W. Holt Boulevard.⁴¹⁷



Thunderbird Mobile Home Park (previously the Vagabond Trailer Court), 2022. HRG.

1950s-1960s Apartment Development

Postwar residential development in Pomona appears to have been primarily centered on the construction of single-family residences, as apartments and other multi-family types do not appear in the same numbers as in other communities in Southern California during this period. This may be due in part to the zoning changes required for multi-family residential construction,

⁴¹⁶ The industry responded quickly to the need for housing and designed the first true house trailer: a 22-foot long, eight-foot-wide trailer with a canvas top that included a kitchen and bathroom.

⁴¹⁷ Other trailer parks from this period include Kottage Trailer Kourt (1446 E. Holt Boulevard, not extant); Gold Star Trailer Park (4300 Holt Boulevard); 5th Avenue Motel and Trailer Park (1052 E. Mission Boulevard); Gypsy Trailer Park (1737 W. Holt Boulevard); Bordner's Trailer Park (1829 W. Mission Boulevard, not extant); Big's Trailer Park (1461 W. Mission Boulevard); and the Midway Trailer Park (5017 Holt Boulevard).

which were cumbersome and often met with resistance from nearby homeowners. However, some multi-family residences, apartment buildings, and condominiums were built in Pomona in the immediate postwar period. Examples from the 1950s include the Manning E. Roeder-designed 36-unit Berkeley Manor Apartments (1660 Berkeley Avenue) built in 1956, and the 30-unit Pomona Plaza Apartments (1675 Berkeley Avenue) by Rochlin & Baran, AIA from 1959. These garden apartments were laid out around a central courtyard, sometimes with pool and patio.

During the 1960s, the projects tended to be larger in scale. One interesting approach to multi-family residential development in the city was the 1962 Grand Terrace Duplexes by Boyce Built Homes. The Grand Terrace Duplexes comprised 25 modest, Minimal Traditional residences lining Penmar Lane and Elliott Court at Eleanor Street. The duplexes were advertised as “own your own” opportunities.⁴¹⁸ Another large Pomona apartment development was Tahiti Village, built in 1963 and located on the northwest corner of 9th Street and Buena Vista Avenue and built in 1963. The complex of 17 buildings contained a total of 73 one-bedroom units.

One of the largest and most architecturally significant of these developments was Key Co-Operative Village (1500 E. San Bernardino Avenue), built in 1961 and designed by prominent South Pasadena-based architects Smith and Williams (Whitney R. Smith and Wayne R. Williams) with landscape architect Garrett Eckbo. The eight-acre, \$1,500,000 development included 112 units arranged in triplexes located on the east and west sides of Benedict and Appleton Streets.⁴¹⁹ The complex is dominated by six-unit buildings composed of two sets of three triplexes. Building facades include both a board-and-batten Ranch Style and a Modern Spanish-style with arches and cement plaster exterior wall cladding. A small open park area was set aside in the center of the complex. Golden Key Co-Operative Village was an early example of co-operative apartments in which residents were able to purchase their units instead of renting.⁴²⁰

Mount San Antonio Gardens (900 E. Harrison), a 276-unit senior housing project was designed by Kenneth Lind Associates for client Congregational Homes/Mount San Antonio Gardens, with financing from the FHA.⁴²¹ The 14-acre site incorporated a variety of accommodations including cottages, one-bedroom apartments, efficiency units, suites and semi-suites, guest rooms, and staff quarters all in the Mid-century Modern architectural style. The three congregate buildings, at the center of the plan, featuring communal living, dining, and recreational spaces, were designed with circular wings surrounding an open patio. Glass was extensively used to provide a connection between indoor and outdoor space. Lind planned the project with the use of ramps instead of stairs. The first unit to be constructed was just east of San Antonio Avenue between Bonita and Harrison Avenues. A unit in the eastern portion of the project opened in 1963. In 1969, a new auditorium was constructed—an enlargement of the former assembly hall. The project was featured in *Architectural Record* and received an Honor Award for superior design from the FHA in February 1964.⁴²²

⁴¹⁸ “Advertisement,” *Pomona Progress Bulletin*, June 12, 1962, 16.

⁴¹⁹ “Planners Okay Zone Changes Despite Residents’ Protests,” *Pomona Progress Bulletin*, July 28, 1960, 13.

⁴²⁰ Boundaries of the complex to be confirmed through additional research.

⁴²¹ The project was originally awarded to Smith and Williams; however, their design was not implemented.

⁴²² “Pomona Development Given FHA Award,” *Los Angeles Times*, February 9, 1964, L10.



Mount San Antonio Gardens, c. 1963. *Mount San Antonio Gardens*.

Condominiums and the Growth of Leisure

During the late 1960s and through the mid-1970s, several new real estate trends influenced the development of multi-family properties throughout Southern California. These include the widespread adoption of the condominium financing structure, and the introduction of extensive recreational facilities as amenities for residents in large-scale developments. These trends reflected a movement away from single-family residential ownership as empty nesters elected to downsize and eliminate responsibility for property maintenance.

The condominium movement was born out of the earlier co-op apartment trend. However, condominiums diverged from co-op apartment arrangements, like Golden Key, in that the residences were not technically owned collectively; each unit was owned individually but common areas were subject to collective ownership. Typically, homeowners' associations were established, and monthly ownership dues funded maintenance of the common areas. A lack of financing for the new ownership concept, however, suppressed initial development of the concept. In 1961, the FHA was only authorized to insure mortgages on condos for 85 percent of the appraised value. It wasn't until September 1963 that tax appraisal methods for condominiums were settled, and developers began building condominiums in earnest.⁴²³ The condominium craze was relatively subdued in Pomona, likely due to the overbuilt nature of housing in the city.

In the 1970s, multi-family residential development increasingly emphasized leisure activities. Boating, golf, and tennis became popular sports and many complexes incorporated recreational facilities into their amenities. An example of this in Pomona is the Sonrisa Country Club Apartments (2261 Valley Boulevard), constructed in 1971 and designed by architect Gared N. Smith. The complex included an extensive facility, along with volleyball courts, a swimming pool, gas barbecues, a recreation pavilion clubhouse, and separate men's and women's gymnasiums.

⁴²³ Dan Mac Masters, "Condominiums—The Most Exciting Housing Development in 15 Years," *Los Angeles Times*, July 26, 1964, 44.

ELIGIBILITY STANDARDS

Summary Statement of Significance

The 1960s and 1970s brought on the widespread development of the condominium. Individual properties or historic districts that are eligible under this theme may be significant as the site of an important event in history; for an association with an ethnic or cultural group or a person important in local, state, or national history; for exemplifying an important trend or pattern of development (typically, as contributors to historic districts). Resources significant under this theme may include single-family residences constructed in vast residential tracts recorded during the period immediately following World War II, and the multi-family residences that were increasingly popular by the late 1950s and early 1960s. Properties may also be significant as an example of a style or type; architectural styles in Pomona are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers post-World War II residential development in Pomona.
Geographic Location	Citywide.
Associated Property Types	Residential: Single Family Residence, Multi-Family Residence, Tract Features/Amenity, Historic District.
Property Type Description	Significant property types are those representing important periods of residential development in Pomona, including single-family residences, multi-family residences, such as mobile home/trailer parks and garden apartments, and tract features and amenities, including street trees/other significant landscape features and streetlights. These properties can be single-family or multi-family residences and may collectively form a historic district.

Criterion A/1/1,9 (Events/Patterns of Development)

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of residential development; or

- As a rare remaining example of a residential development type (ex. trailer park/mobile home, garden apartment).

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 a significant period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation. Tract homes are typically not eligible individually for representing a period of development, due to widespread residential development during this period. Residences that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in postwar residential development, such as the establishment of a notable postwar tract.
- As an intact collection of residences that represent the postwar growth of Pomona.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Historic districts representing post-World War II housing tracts will be eligible if they are excellent and intact examples of residential development representing the growth of the city during this period, for an association with an innovative type of housing development, or for other distinguishing characteristics that differentiate it from other subdivisions from the period. Residences from this period will be eligible as contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Residential properties from this period should retain integrity of location,⁴²⁴ design, material, setting, workmanship, feeling, and association in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

⁴²⁴ Unless the property was moved during the period of significance.

- The majority of the components that add to the postwar district's historic character must possess integrity, as must the district as a whole.
 - The historic district must retain a majority of contributors that date from the period of significance.
 - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
 - Some alterations to individual buildings, such as replacement of roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.
 - Original tract features may also be contributing features.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in postwar residential development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

A historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community in the postwar period, for example in the civil rights movement in Pomona.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Residential properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- An excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Mid-Century Modern style tract homes are typically not eligible individually for architectural style. A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For an association with an important merchant builder or architect; or
- As a collection of excellent Mid-century Modern architecture.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Residences from this period will be eligible as

contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Residential properties significant under this criterion should retain integrity of design, setting, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Represent quality of design and distinctive details; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.



VICTORIAN PERIOD

1850 - 1900S



"Victorian" is more than just architecture. It had a wide ranging influence on culture and society. Because of this influence the period is sometimes referred to as the Victorian Era. When it comes to architecture, most people think Victorian is a style of architecture. In fact it is eleven different styles that span about 50 years. The numerous Victorian styles dominated American architecture until the turn of the 20th Century. As more Americans migrated west to California, the architecture continued to come with them. The land booms of the early 1880's brought lots of settlers and with it a need for housing, most of it designed in one of the Victorian styles. The Victorian Period wasn't an evolution of the Mission Period architecture, it was a revolution. It ended the Spanish and Mexican influences in California's architecture. Gone were the simple details and forms, replaced by the architecture of the "Gilded Age", containing its highly decorative details, including moldings and brackets, commonly referred to "gingerbread".

GREEK REVIVAL ARCHITECTURE	
GOTHIC REVIVAL ARCHITECTURE	
ITALIANATE ARCHITECTURE	2-11
LATE CARPENTER'S GOTHIC REVIVAL ARCHITECTURE	2-13
FRENCH SECOND EMPIRE ARCHITECTURE	2-15
STICK ARCHITECTURE	
RICHARDSONIAN ROMANESQUE ARCHITECTURE	2-17
EASTLAKE ARCHITECTURE	2-19
QUEEN ANNE ARCHITECTURE	2-21
SHINGLE ARCHITECTURE	
VICTORIAN VERNACULAR ARCHITECTURE	2-23



ITALIANATE ARCHITECTURE

1860 – 1870S



The Italianate style was a celebration of Italian architecture. It primarily drew its inspiration from the Italian villas that dotted the countryside. The inspiration is also not from Ancient Rome but from medieval and renaissance Italy. Because of this, the Italianate style is sometimes mistakenly referred to as Renaissance Revival style which was based on the more formal public buildings of the renaissance.

The Italianate style's popularity surged because of an English king. King George IV of England, while he was Prince Regent, prior to assuming the throne, and his Architect, John Nash, put Italian elements in their buildings. The popularity of the style increased further when his niece and her husband, Queen Victoria and Prince Albert embraced the style for their summer residence, Osborn House. Like many Victorian-era styles, Italianate emphasized vertical proportions and richly decorative detailing.

In California, many downtown commercial buildings in various California cities were originally in the Italianate style, although many Italianate elements were removed in the 1940s and 1950s when the buildings were remodeled and "modernized."

CHARACTER-DEFINING FEATURES

- Vertical orientation in massing
- Spindled balustrades
- Quoins used on corners
- Flat, parapet or low-pitched hipped roofs
- Projecting roofs
- Decorative brackets under projecting roof
- Use of arches in windows and doors
- Paired windows
- Ground floor windows often start at floor
- Decorative window and door headers

MASSING AND PLAN

- Rectangular in plan.
- Large mass to emphasize its vertical proportions.
- Wings may be added to an Italianate building, L-shaped plan is possible.
- More suburban versions of the style have a wide main facade and are narrow in depth.
- Urban versions are not as wide and are squarer in appearance.
- Minimum of 2 stories and up to 4 stories in height.
- Height helped emphasize vertical proportions of building.

FACADES

- Facades either be balanced and symmetrical or asymmetrical.
- Asymmetrical facades tended to occur more often at the end of the period, influenced by the Queen Anne style.
- Facades are also elaborately decorated.
- Some examples of the Italianate style use a tower, typically centered at the main entrance.
- Openings for doors and windows on different floors are lined up to emphasize the vertical.
- Wood siding, smooth plaster finish stucco, brick, or stone.
- Stone or brick was preferable.

PAINT COLORS

- Light body color with a second trim color.
- Trim usually darker than the main body color.
- There may also be a third color on the building which was used on the window frames. Stone and brick facades were typically not painted.
- Tans, browns and grays were typical with a contrasting accent color.

ROOFS

- Low-pitched hipped or flat roofs.
- Gable roofs were sometimes used, typically on asymmetrical or buildings with towers.
- Eaves were wide and rafters were boxed.
- Square cupola as a tower.

TRIM AND ARCHITECTURAL DETAILS

- Ornate details.
- Soffits used decorative paired brackets and cornices.
- The corners of buildings had quoins if the building was stone.
- For wood sided buildings, decorative corner boards were used.
- May also use a pediment over the entrance.

DOORS AND WINDOWS

- Windows were typically tall, narrow, double-hung windows with hood moldings.
- Ground floor windows would reach almost to the floor.
- Windows were also typically paired.
- Roman or segmented arches above windows and doors.
- Side bay windows also used.
- Doors heavily molded double doors.
- Arched transoms common.

PORCHES

- The front porch varied, based on symmetrical or asymmetrical facade.
- Symmetrical facade: Small porches and completely covered or be cantilevered.
- Balustrade balconies on top of the porch were also common.
- Columns and pilasters could be either round or square with Corinthian columns, either smooth or fluted, common.
- Asymmetrical facades: Porches much larger, highlighting the Queen Anne influence. Square columns more often than round, and the details were simpler.

FENCES AND WALLS

- Fences were simple compared to house details.
- Larger, decorative posts, simple, smaller rails
- Simple fence boards.
- Front yard fences mostly open
- Iron or wood



THE MOST DISTINCTIVE PART OF AN ITALANATE BUILDING IS USUALLY THE CORNICE



MID-CENTURY MODERN PERIOD

1940 - 1960S



The Mid-Century Modern period is one of great change in the architecture of California. It is also one that put California on the forefront of architecture in the country. As with the Pre-War period architecture took hold in California and spread to other parts of the country, rather than architecture spreading to California. Starting with Frank Lloyd Wright in 1920, some of the country's greatest architects came to California, which was booming, to practice architecture. R.M. Schindler, Richard Neutra, Lloyd Wright, John Lautner, Jock Peters, Cliff May, and William Krisel were all based in California.

Many of these styles represented what was unique to culture of California. The Googie style showcased Californian's love of the automobile and helped define the California "Car Culture". The California Ranch showcased the modern casual living that was California and expanded on the outdoor living that started with the Craftsman homes of the Pre-War period. Modernism impacted California and changed the way California developed.

USONIAN ARCHITECTURE

MINIMAL TRADITIONAL ARCHITECTURE

CALIFORNIA RANCH ARCHITECTURE

MID-CENTURY MODERN ARCHITECTURE

EARLY POST-WAR TRACT ARCHITECTURE

CORPORATE INTERNATIONAL ARCHITECTURE

GOOGIE

2-67

2-69

2-71

2-73

2-75



EARLY POST-WAR TRACT ARCHITECTURE

1940S-1960S



CHARACTER-DEFINING FEATURES

- Stucco exterior walls
- Low-pitched gable or hipped roofs
- Small porches, if any
- Front or side facing garages
- Very few exterior details
- Single story
- Attached, front facing garage

The Early Post-War Tract style has its roots in the International and Minimal Traditional styles of architecture, which were popular in the late 1930s and the early 1940s. It was also the precursor to the modern residential tract home of today. After World War II, the demand for housing was high and developers began creating tracts of homes with similar plans and elevations. This was the first time that housing was mass-produced. Southern California was at the center of this housing boom and has many early tract homes. The unique feature of this style home was that they were not unique. Prior to World War II, new subdivisions were either custom or semi-custom homes. This allowed homes to still retain their unique character. After World War II, pressure for housing pushed developers to offer limited options for house designs, making street after street of look-a-like houses. Unfortunately, the backlash of this practice has caused many of these homes to be altered over the years and made unique from their neighbors destroying their original appearance and architectural character. This style, along with the California Ranch is also important for introducing an important new home feature to the average home buyer...the attached garage. No longer was the porch an important feature of the home. Instead it was replaced with the one-, and later, two-car garage with a wide driveway directly connecting house to street.

MASSING AND PLAN

- Predominantly one-story
- Two-story version rare, built late in style
- Front or side facing garages
- Side facing garage out in front of the house
- Small mass because of low roof pitch

FACADES

- Stucco walls with some siding elements possible
- Lack of decorative elements

PAINT COLORS

- Colors were vast and varied
- Pastel colors common

ROOFS

- Low pitched
- Gable or hipped roofs

ARCHITECTURAL DETAILS

- Very few exterior details
- Window trim and decorative features were rare
- Clapboard siding on lower half of the structure in prominent areas of the house the exception

DOORS AND WINDOWS

- Single panel doors
- Aluminum sliding windows
- Single-hung or casement windows used in early examples because lack of metal windows
- No window trim.

PORCHES

- Stoop common
- Early examples may have small porches
- Porches phased out

FENCES AND WALLS

- Simple wood fences
- Fences separate front yard from side and rear yards
- Separates formal public view and private space
- Not in front yard.





September 29, 2025

G3 Urban
19750 S. Vermont Ave., Suite 120
Torrance, CA 90502

Community Development Department
505 S. Garey Ave.
Pomona, CA 91769

Pomona 42 Development — Architectural Description

1347S Towne Ave, Pomona, CA 91766

1. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history
2. Not known.
3. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or 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.
4. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development.
5. Not known.
6. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property 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.
7. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.



8. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.
9. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive example of park or community planning.
10. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property is one of the few remaining examples of the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.

1353 S Towne Ave, Pomona, CA 91766

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8. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.



9. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive example of park or community planning.
10. The architecture is a post war stucco one story home, which is similar to surrounding homes and doesn't appear to be historic or property is one of the few remaining examples of the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.

1367 S Towne Ave, Pomona, CA 91766

1. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damage multiple portions of the buildings. The house doesn't appear to be historic or exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history
2. Not known.
3. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damage multiple portions of the buildings. The house doesn't appear to be historic or 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.
4. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damage multiple portions of the buildings. The house doesn't appear to be historic or property contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development.
5. Not known.
6. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damage multiple portions of the buildings. The house doesn't appear to be historic or property 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.
7. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damage multiple portions of the buildings. The house doesn't appear to be historic or property embodies elements of architectural design, detail,

materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

8. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damaged multiple portions of the buildings. The house doesn't appear to be historic or property is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.
9. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damaged multiple portions of the buildings. The house doesn't appear to be historic or property reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive example of park or community planning.
10. The architecture appears to be Dutch Colonial Revival, but is difficult to tell due to extensive damage and objects blocking further review of the property. The house is currently used by multiple tenants and their pets who have removed/damaged multiple portions of the buildings. The house doesn't appear to be historic or property is one of the few remaining examples of the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.