



ATTACHMENT NO. 6



1057 E. MISSION BLVD

SHISTORIC-000110-2026



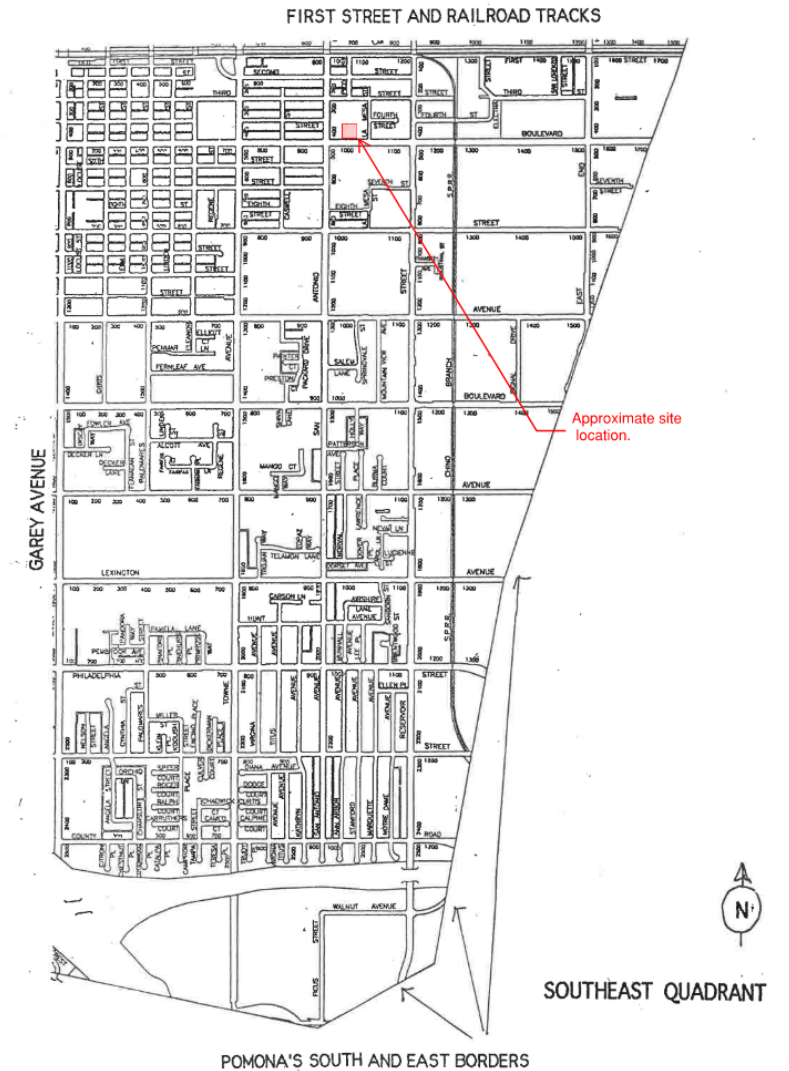
APPLICATION BACKGROUND

- **JANUARY 29, 2025:** The property owner applied for a Determination of Historic Significance (DHS-000112-2025) for the purpose of determining any potential historic significance of the existing structures located at 1057 E. Mission Boulevard.
- **JUNE 4, 2025:** The Historic Preservation Commission determined that the structures on the subject site is historic, directed staff to return with a nomination for designation, and adopted HPC Resolution No. 25-014.
- **APRIL 1, 2026:** The Historic Preservation Commission reviewed the application requesting Historic Landmark Designation (SHISTORIC-000110-2026) for cthe property located at 1057 E. Mission Boulevard and recommended City Council approval, with a 5-0-0-2 vote.



LOCATION

- **Southeast Quadrant.** Bounded by Garey Avenue, First Street, and the south and east city borders.

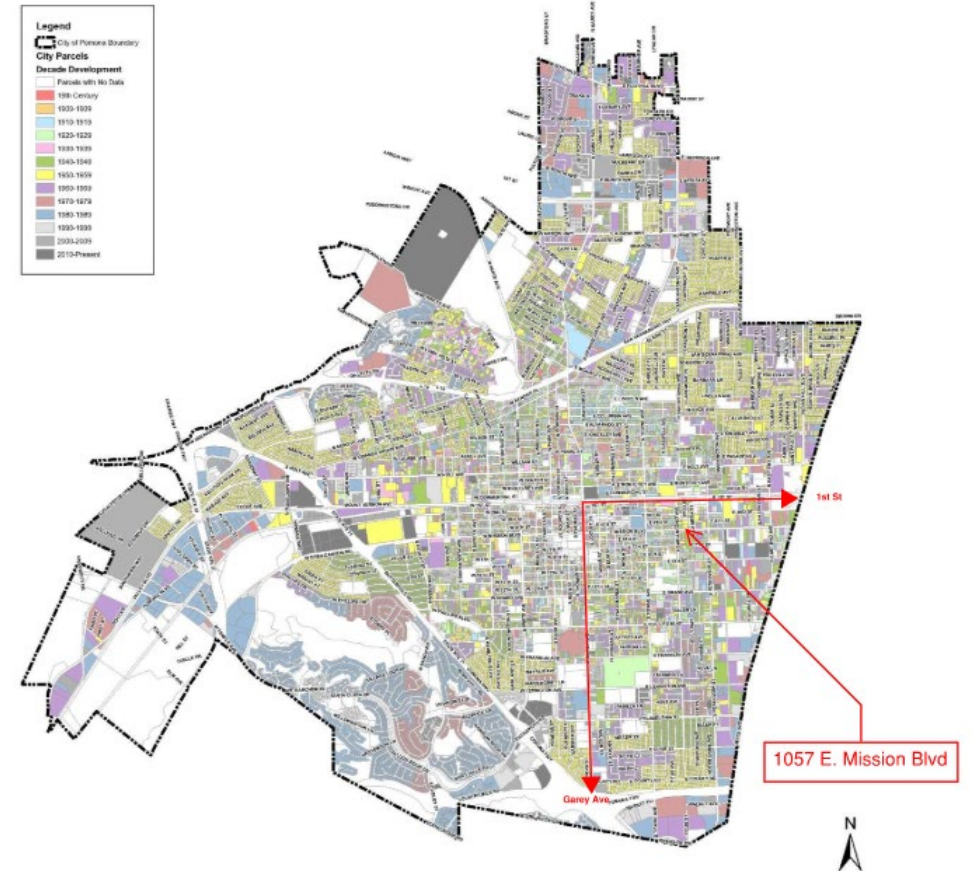




LOCATION

- **Southeast Quadrant.** Bounded by Garey Avenue, First Street, and the south and east city borders.
- **Development Pattern.** Generally, much of the parcels within a two-block stretch along Mission were developed between 1950 – 1970 (shown in yellow and purple).

City of Pomona Development by Decade

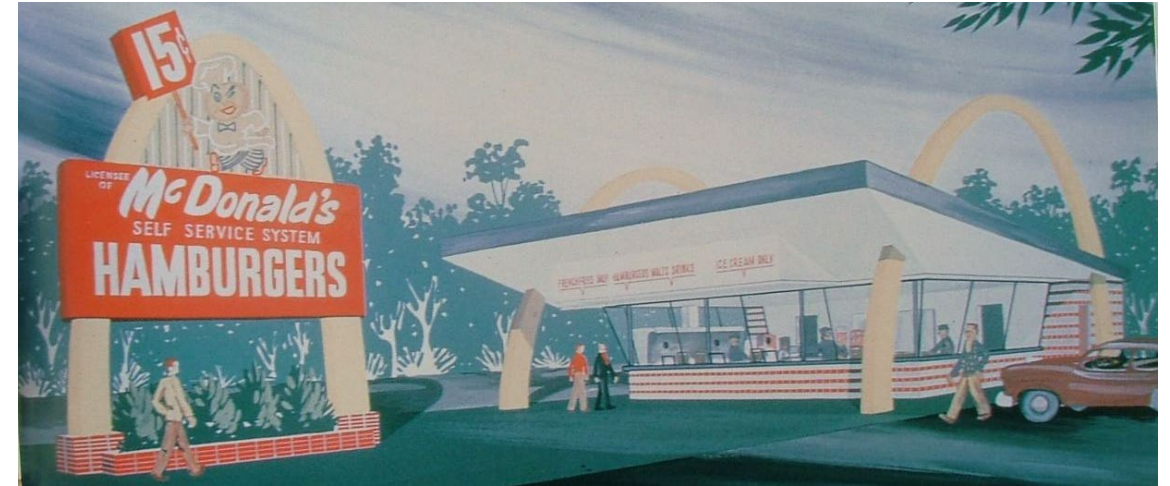


City of Pomona Development by Decade. *Historic Resources Group.*



SITE DESCRIPTION - HISTORY

- The structures on the site were designed by Stanley Clark Meston, an architect based out of Fontana, CA.
- Meston was hired by the McDonald brothers in 1952 to design a restaurant capable of maximizing operational efficiency while also serving a visually striking building to set it aside from competition.
- The first location to debut the design opened in Tucson, Arizona in 1953; the second location sporting the design opened three months later in Downey, CA. The Pomona location (7th location) opened on September 3, 1954.
- As of 2026, the Pomona location is the 2nd oldest original McDonald's building in existence.





SITE DESCRIPTION - HISTORY



GROUNDBREAKING—Picking up a shovelful of Chino earth to break ground for the community's new civic center are architect Stanley Clark Meston, Mayor Howard Comstock and Contractor J. B. Campbell. The center is to be built in the city park. Ground for it was broken officially on Friday afternoon (P-B photo)

Chino Starts New \$160,000 Civic Center

CHINO — Ground-breaking ceremonies for Chino's new \$160,000 civic center were held in the city park Saturday. The three-unit building, housing the police and fire departments and city hall, will be the first civic center since the incorporation of Chino in 1910, according to C. C. Seitel, city clerk.

Mayor Howard Comstock, Stanley Meston, architect, and J. B. Campbell, contractor, took part in the ceremony.

Five bond elections were held since 1928 to build the center. The fifth election for \$175,000 carried last December. Approximately 25 years will elapse between the first bond election and the completion of the building.

According to the city hall records, elections were held in 1928 for \$45,000; 1936 for \$40,000; 1938 for \$44,000 with the federal government to match this amount with WPA funds; and in April 1952, for \$175,000. All of these proposals were defeated.

On December 9, 1952, the second election for \$175,000 carried. The city departments have occupied office space rented from the Knights of Pythias at the northeast corner of Seventh and D Streets since 1910.

Construction is now underway in the former building zone. The plans call for the buildings to be separated by an arcade. They will occupy the north end of the park and will face 9th street and angle to the northeast and northwest. Off-street parking will also be provided.

★ LA VERNE Doris Stephens Telephone 4-3665

LA VERNE — A prayer meeting and bible study session will be held at 7:30 tomorrow night at the Advent Christian Church.

Mrs. C. C. Crawford recently returned home from the Pomona Valley Community Hospital and is slowly recovering from a serious illness.

The Friendship Class of the Church of the Brethren honored four birthdays at its meeting last week. Honorees were Mrs. Mina Culler, Mrs. Dorothy Stutsman, Mrs. Edna Utery and Mrs. Olive Howley.

Mrs. Katherine Fry was in charge of the ceremony and read a poem written for the occasion by Mrs. Myra Welch.

Mrs. W. C. Hanawalt, president, conducted the meeting. Mrs. Lottie Neber had charge of devotions. Mrs. Mary Shock led in singing hymns and Mrs. A. J. Fry accompanied. The organization voted \$10 to Casa Colina.

The La Verne Chamber of Commerce has invited residents of this community who wish to attend the Los Angeles County Fair on La Verne Day Friday to obtain windshield stickers for parking in the shaded area at the fairgrounds. The stickers may be obtained from the city clerk's office, the

PILES
and other rectal disorders. No less than 100,000 men suffer from this condition.

Dr. William C. Meyer, D.C.
377 W. 5th Ave., No. 1r. 2-3176

An advertisement in "The Post"

Terminix Stops Costly

GET YOUR PROGRESS

ST

Board To Open Building Bids

ONTARIO — The Chaffey College board will open bids tomorrow for construction of the creative arts buildings at the new campus.

The group of buildings will include the little theater, art building and homemaking building. The plans were designed by Architect Stanley Meston.

The bids will be opened at 2 p. m. Later the board will tour the new campus to see progress of construction.

Dinner will be served at 6:30 in the faculty dining room and at 7:30 the board will meet for an adjourned session.

New Addition To Civic Center Slated

CHINO — Plans are being made for a county building on the grounds south of the civic center.

The \$60,000 building will house a new branch library, a justice court and offices for a county assessor.

Designed to face Central Ave., the building will have a parking space entrance off Chino Ave. Stanley Meston, who designed the civic center, is the architect.

The city councilmen accepted a quit claim deed Tuesday night from the E. J. Marshall estate to clear the way for the building. Deed restrictions provide that the property is to be used as a city park. The area behind the buildings are maintained as a park with some children's play equipment. Similar deeds were necessary in order to build the present civic center.

Street Rights



STANLEY MESTON

Scholarship Scheduled in Architecture

Stanley C. Meston, who represents the Inland District of the American Institute of Architects, will be a judge in the selection of the winner of the first F. S. Wade Scholarship Award.

The \$1,000 scholarship was established by Southern Counties and Southern California Gas companies to go yearly to the student submitting the design judged the best solution to a particular architectural problem, according to Homer R. Mead, eastern division manager of the Southern Counties Gas Co.

Students enrolled in their second year of an accredited college or junior college located in the territory served by the two gas companies are eligible for the award. Judging for this year's award will begin April 21.

The scholarship is for study at the School of Architecture of the University of Southern California.



SITE DESCRIPTION - HISTORY



Popular with the kids and older set alike, McDonald's extends throughout Southern California. It won't be long before 10 million is changed to 20 million — a sure sign of good food.

MCDONALD'S
1057 E. Fifth

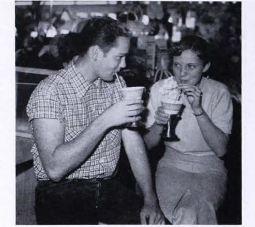


LUCKY NO. 7 IN DRIVE-IN CHAIN—McDonald's Drive-In at 1057 E. 5th Ave., above, adjacent to Budget Ranch Market, held its grand opening last Friday and sold more than 20,000 15-cent hamburgers and almost half as many malted milk shakes the first three days of its operation, it was announced by the manager, Joe Maravigli. The Pomona unit is the seventh in the McDonald system, which according to the founder-owner has sold more than 10 million hamburgers.



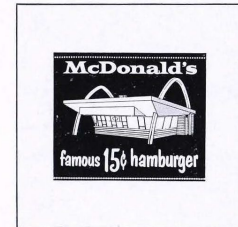
Seapy's is a favorite hang-out of the Devils after school events and while just licking around. The barbecued sandwiches are really good—a hit with adults and students alike.

SEAPY'S
675 E. Holt



Did you spend an exhausting day at the Pomona Valley Center? Drop in at Newberry's Snack Bar for a coke; Barbara Berry and Don Bone did after a hard day cheerleading.

J. J. NEWBERRY CO.
1550 On-The-Mall



If you are tired of eating in the same place at noon, take a jaunt down to McDonald's. The service is fast; the price is nominal; and the food is good.

MCDONALD'S
1057 E. Fifth



Old-fashioned ice cream is hard to find these days. But Mel's has it. Barbara Truesdell and Carolyn Robertson want a hamburger, then they will have ice cream for dessert.

MEL'S
304 E. Holt



SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION





SITE DESCRIPTION - CURRENT CONDITION

- Original building and sign remain in good to excellent condition.
- **The structures maintain character-defining features such as:**
 - Original building form.
 - Window type/style.
 - Roof line.
 - Red and white tile on the exterior façade.
 - Arches that terminate at the ceiling.
- **Notable alterations include:**
 - Removal of arches above roof.
 - Replacement of sign face.
 - Removal of neon elements.



View from Sidewalk



ARCHITECTURAL REVIEW - GOOGIE ARCHITECTURE

Description:

- Emerged from Southern California following WWII.
- The name is taken from Googie's Coffee Shop, designed by architect John Lautner in 1949.
- Heavily influenced by car culture; many prominent features established to draw attention to motorists (aka "roadside architecture").
- Predominantly used for diners, drive-ins, coffee shops, motels, gas stations, etc.
- Takes inspiration from the Streamline Moderne style of the 1930s (variation of Art Deco).

Character-defining features:

- Expressive sloped roofs
- Organic, abstract, and parabolic shapes
- Clear expression of materials: concrete, steel, asbestos, glass block, etc.
- Large expanses of plate glass.
- Primacy of signage (neon).





CONCLUSION

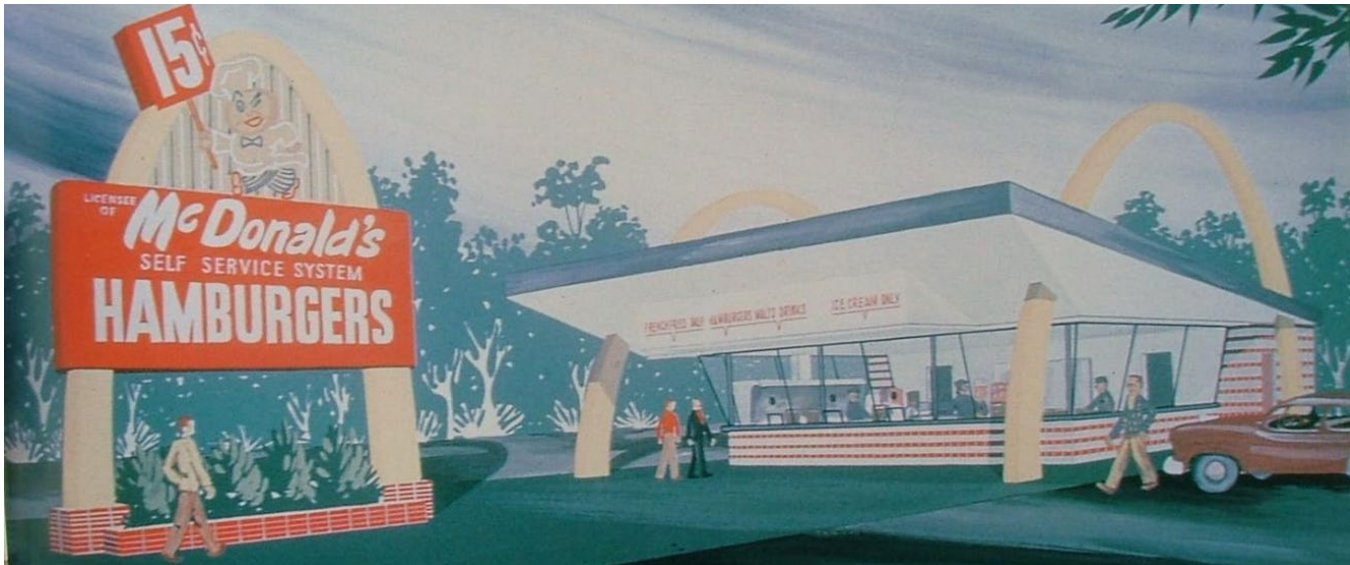
- Staff has concluded that the subject property **meets the following eligibility criteria** for a Local Historic Landmark Designation:
 - Embodies distinctive characteristics of a style, type, period, or method of construction.
 - Is the work of a notable builder, designer, landscape designer or architect.
 - It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of community planning.
 - Is one of the few remaining examples in the City of Pomona, region, state, or nation processing distinguishing characteristics of an architectural or historical type or specimen.





STAFF RECOMMENDATION

- Staff recommends that the City Council adopt Resolution No. 2026-43, approving a Single Historic Landmark Designation Request for the property located at 1057 E. Mission Boulevard (McDonald's #7).



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