



2250 N. GAREY AVENUE
DHS-000278-2025/APL-000487-2025
APPLICANT: SATWINDER SINGH

City Council Meeting – July 21, 2025



EXECUTIVE SUMMARY

- An appeal of Historic Preservation Commission (HPC) decision regarding a Determination of Historic Significance (**DHS-000278-2025**) that the property, the former "Arby's", located at 2250 N. Garey Avenue **is historically significant**.
- HPC determined the covered chuckwagon commercial structure, built in 1970, possesses distinguishing characteristics and is one of the few remaining examples of Roadside Architecture showcasing Pomona's postwar automobile culture, suburban growth patterns in North Pomona, and the rapid expansion of fast-food restaurants with distinguishable architectural elements.

LOCATION





RELEVANT TIMELINE

- **January 6, 1970** – Building permit issued for the construction of a restaurant that opened as an “Arby’s”.
- **April 1, 1985** – Drive-thru addition.
- **March 11, 2025** – Applicant submitted a Determination of Historic Significance (DHS) application.
- **May 7, 2025** – HPC made findings through that the property holds significance to Pomona’s history on a 6-1-0-0 vote and upheld staff’s recommendation.
- **May 20, 2025** – Applicant filed for an appeal.



THE DETERMINATION OF HISTORIC SIGNIFICANCE PROCESS

- According Section 1190.C. of the Zoning and Development Code:
 - “Any request to demolish a structure 50 years old or older requires review and an eligibility determination.”
- The DHS establishes the process an applicant would have to go through to review potential impacts to the resource.
 - The DHS is the first step in the review of impacts to historic structures.
 - If a historic structure is proposed for demolition, then a Certificate of Deconstruction is required and the project must comply with CEQA, which would typically require a focused EIR on the historic issue.
 - The process allows the HPC (and Council) to evaluate if the loss of the historic resource is outweighed by the benefits of a new project.



LANDMARK DESIGNATION CRITERIA

- Architecture/Physical Features (Criterion 7): *It is one of a few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*
 - The existing covered Conestoga/chuckwagon commercial structure possesses distinguishing characteristics and is one of the few remaining examples of Roadside Architecture showcasing Pomona's postwar automobile culture, North Pomona's suburbanization patterns, and the rapid expansion of fast-food restaurants with distinguishable architectural elements.
 - Wiley Christian Riedel is credited as the sole architect that designed the covered wagon or Conestoga wagon for Arby's restaurant during the franchise expansion in the United States from the 1960s to the late 1970s.
- Person(s) and Events Important to Our History (Criterion 2): *It exemplifies or reflects special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*
 - The subject structure was constructed postwar during an increase in population and an influx of commercial and residential development.



GENERAL PLAN GOALS

- Goals 7F:G8. *Protect historic and cultural resources from demolition, inappropriate alterations, and incompatible development.*
- Goals 7F:G9. *Promote public awareness of the history of Pomona and historic preservation in the City.*

SITE PHOTOGRAPHS



East Elevation – N. Garey Facing



East Elevation – N. Garey Facing

SITE PHOTOGRAPHS



North Elevation



South Elevation



ALTERATIONS

- Alterations to the structure are minor, limited to paint.
- Original siding, covered Conestoga/chuckwagon roof, and large pane windows have been maintained.



STAFF RECOMMENDATION

- Staff recommends that the City Council uphold the Historic Preservation Commission's decision based on the finding that the existing structure has historic significance per the City of Pomona's Landmark Designation criteria and is consistent with the General Plan Goals *7F:G8* and *7F:G9*.