

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.

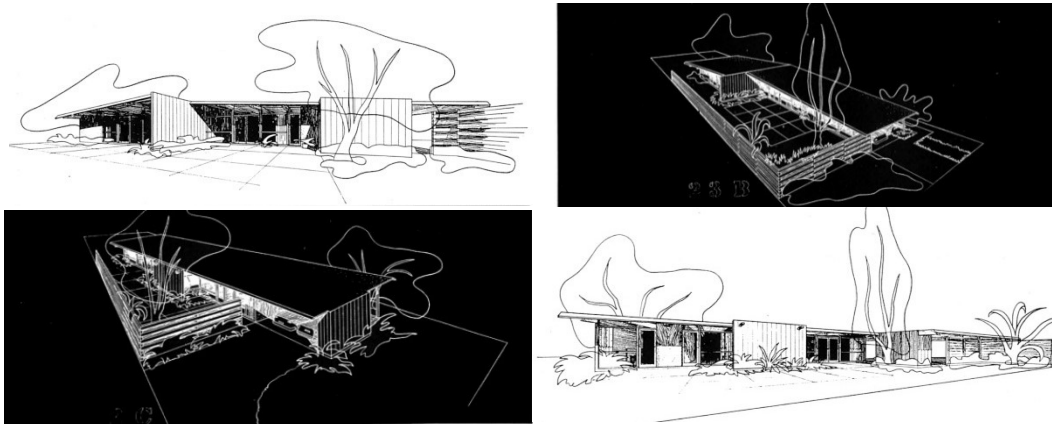


College Grove Ranchos, photographed by Julius Shulman in 1956. *Photos by Julius Shulman. © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)*

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.

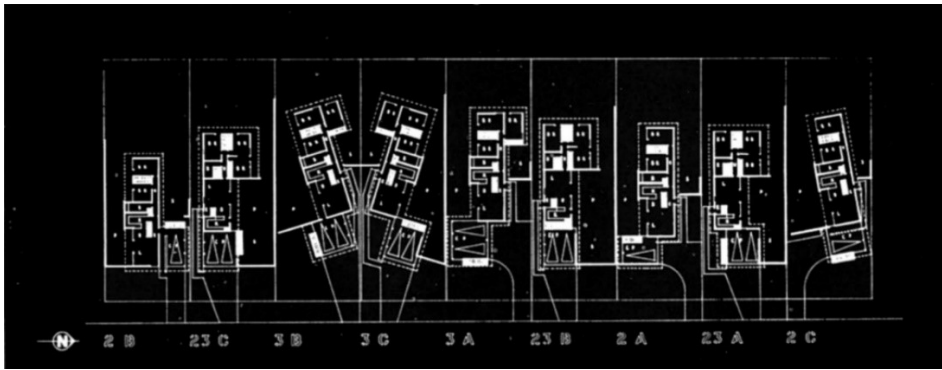
In 1950, Westmont Homes was featured in *Arts & Architecture* magazine as an exemplar of tract home design—specifically calling out the superior plan design and siting on exceptionally narrow lots as “...much better than on the conventional tract plan layout of lots 10 to 15 feet wider.”³⁹⁵ The tract 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.; Hearsthstone, 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, 16.

⁴¹¹ “Move-Ins Start Hub of Activity at Philips Ranch Neighborhood,” *Los Angeles Times*, June 28, 1980, 18.

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

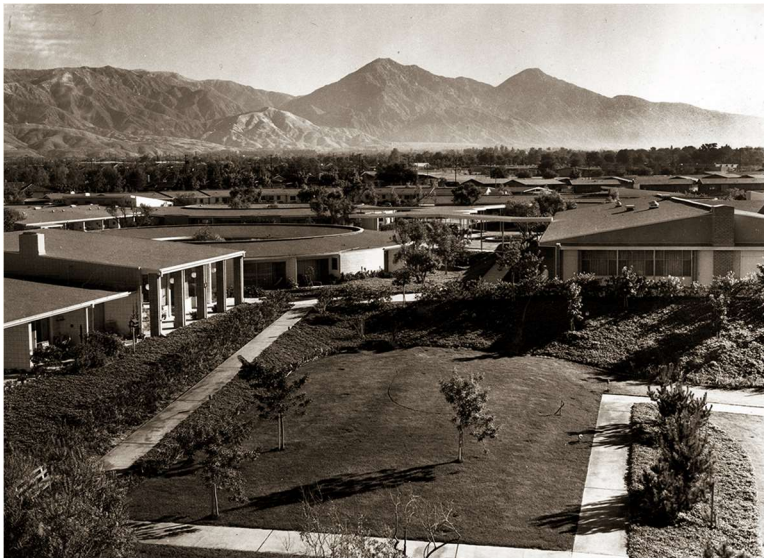
⁴¹⁸ “Advertisement,” *Pomona Progress Bulletin*, June 12, 1962, 16.

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.

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| 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.