



Staff Report

City of Pomona Historic Preservation Commission

June 4, 2025

FILE NO: DHS-000357-2025

A request for a Determination of Historic Significance for four structures at 1060 W. Mission Boulevard.

ADDRESS: 1060 W Mission Boulevard

APPLICANT: Milad B. Oueijan

PROJECT PLANNER: Alina Barron, Senior Planner

RECOMMENDATION: Determine that Residential Structure 1 located at 1060 W. Mission Boulevard (File No. DHS-000357-2025) is historic and Residential Structures 2, 3, and 4 are not historic and adopt Resolution No. 25-018 (Attachment No. 1).

Property Background:

In April of 2024, Milad B. Oueijan, submitted a request to determine the historic significance of four residential structures located at 1060 W. Mission Boulevard.

Fig.1.1. Site Plan



Critical Issues:

- Staff determination that Residential Structure 1 is historic.
- Staff determination that Residential Structure 2 was relocated to this site and has been altered beyond restoration repair and is not historic.

Discussion of Critical Issues:

1. Based on required findings, Residential Structure 1 meets City of Pomona Landmark Designation Criteria Nos. 1, 3, and 7.
2. Though Residential Structure 2 is unique in architectural style and one of the only remaining in the City, the structure does not satisfy any findings required for a historic landmark. The builder is unknown, the structure is not associated with any events in history, and the structure has been altered beyond restoration.

Architectural Style:

1. Residential Structure 1 – Colonial Revival Bungalow
2. Residential Structure 2 – Victorian Vernacular
3. Residential Structure 3 – Victorian Vernacular
4. Residential Structure 4 – Postwar Tract

Architectural Description:

The property located in the southwest quadrant of the City along Mission Boulevard, east of Hamilton Boulevard and west of White Avenue on a site that is approximately 2.01 acres. The surrounding area is characterized by commercial businesses and homes in varying style. The site has been developed with four residential dwelling structures (Attachment No. 2).

Fig.2.1. Residential Structure 1



Residential Structure 1(One-Story Dwelling Unit)

Residential Structure 1 is the only structure listed in the 1993 Citywide Historic Resources Survey. The Survey included the property in the Southwest Quadrant as a potential City landmark. The property was categorized as commercial noting a Colonial Revival architectural style and listed the structure in “good” condition with 1906 estimated date of construction. Based on a visual survey of the structure today, the structure is in good condition and currently has a shed addition on the west elevation. This addition is not fully attached to the structure and has left the river-rock foundation and wood siding intact at the location of the addition.

Fig.2.2. Residential Structure 2



Residential Structure 2 (One-Story Dwelling Unit)

Residential Structure 2 is located southeast of Residential 1. According to Building & Safety Division records this structure was moved from 540 South Gibbs Street (360 E Mission Blvd.) in 1949. In staff's assessment this structure was built in the Victorian Vernacular architectural style or "Folk Victorian". The structure is characterized by its asymmetrical front façade, decorative trusses on gable ends, bargeboards, and large porch. Based on a visual survey of the structure today, the structure though in good condition along the front north elevation, the rear east, west, and south elevations have significantly been altered. These additions have been integrated into the structure and though they are distinguishable, they do not appear to be removable.

Fig.2.3. Residential Structure 3



Residential Structure 3 (Two-Story Dwelling Unit)

Residential Structure 3 is located southwest of Residential 1. There are no building and permit records for the structure, but in staff's assessment this structure likely originally served as a carriage house to Residential Structure 2. The carriage loft presently is used for storage and is not habitable. The lower level of the structure has been enclosed and converted into a living space and has undergone multiple additions and alterations. This structure is characterized by its visible A-framed loft and vernacular style.

Fig.2.4. Residential Structure 4



Residential Structure 4 (Single-Story Duplex)

Residential Structure 4 is located directly south Residential Structure 2. Based on Chapter 2 of the Pomona Guide to Historic Preservation, the structure would be classified as an early post-war tract architecture. This style is defined by the single-story development with stucco exterior, gabled roof, small porch, and minimal exterior detailing. After World War II, the demand for housing was high and developers began creating tracts of homes with similar plans and elevations with minimal exterior detailing, this included plans for multi-family dwelling units including duplex, triplexes, and fourplexes.

Character-Defining Features:

Residential Structure 1

1. Doric columns
2. Centered Gable
3. One-story
4. Exposed Rafters

5. River-rock foundation
6. Wood Siding
7. Large Porch

Residential Structure 2

1. Gable-On-Hip Roof
2. Wood Siding
3. Wrapped Porch
4. Decorative Trusses

Residential Structure 3

1. Vertical and Horizontal Wood Siding
2. Two-story

Residential Structure 4

1. Stucco
2. Cross Gable Roof
3. Single-Hung Windows

HISTORY:

Though much of the property's history is unknown, staff utilized the historic aerial images, limited Building & Safety Division records, the 1993 Citywide Historic Resources Survey, and the Library of Congress – Sanborn Maps archive, to piece together the assumed timeline of the property's history and significance to Pomona.

Historic Context Statement:

The property primarily falls under three themes of the Citywide Historic Context Statement as the construction and relocation of the structures took place during different time periods.

Residential Structure 1 falls under the Residential Theme of an Established City (1900-1919) section of the Citywide Historic Context Statement. The attached pages from the Historic Context Statement identify criteria and integrity standards in order to be considered historic (Attachment No. 3).

Residential Structures 2, 3, 4, are categorized under the Residential Theme of Postwar Growth, Diversification, and Redevelopment (1946-1980) section of the Citywide Historic Context Statement. The attached pages from the Historic Context Statement identify criteria and integrity standards in order to be considered historic (Attachment No. 4).

The relocation of Residential Structure 2 is evidently apart of the Commercial Theme of Postwar Growth, Diversification, and Redevelopment. This structure was relocated from East Mission Boulevard to West Mission Boulevard in 1949 and in 1952, a commercial structure was established in its place. This commercial structure today is occupied by the County of Los Angeles Department of Public Social Services at 360 E. Mission Boulevard. The attached pages from the Historic Context Statement identify criteria and integrity standards in order to be considered historic (Attachment No. 5).

Survey Information:

During our 1993 Citywide Historic Resources Survey properties 50 years or older were surveyed from the public right-of-way, meaning only Residential Structure 1 was visible from Mission Blvd. thus was the only structure

surveyed on this property. The property was identified as a commercial use, colonial revival, in good condition, with an estimated date of construction as 1906 (Attachment No. 6).

City Directories:

The property does not appear in the City Directories under 1062 W. Mission Blvd. or 1062 W. 5th Street. Building Permits for the structures were obtained by a Clifford Halstead.

Sanborn Fire Insurance Maps:

Sanborn Fire Insurance Maps were originally designed to assist with the assessment of structures for fire insurance liability purposes. These maps provided details on properties including, general boundaries, building location, construction material, and other pertinent information.

The Library of Congress maintains records of Sanborn Fire Insurance Maps of Pomona from 1885 – 1906 while the City's Building & Safety Division has a copy of Sanborn Fire Insurance Maps that have been partially maintained since the late 1920s.

The subject property does not appear in any Sanborn Maps until 1928; thus, the original use and location of structures is incomplete.

Residential Structure 1

The Sanborn Fire Insurance Maps, show Residential Structure 1, 1062 facing Mission Blvd. (Previously 5th Street) in its existing location, though there are no building permit records, this structure is estimated to have been constructed in 1906 according to the 1993 Historic Resources Survey. Staff is not able to conclude where the estimated date of construction was derived from.

Residential Structure 2

Building & Safety Division building permit records show that Residential Structure 2, which does not appear on the City of Pomona Sanborn Map, was relocated to 1062 W. Mission Blvd. in 1949 from 540 S. Gibbs Street (360 E Mission). While there are no original building permits for Residential Structure 2, this structure is visible as early as 1895 on the Sanborn Maps on the corner of 5th Avenue (Mission Blvd. and Gibbs Street).

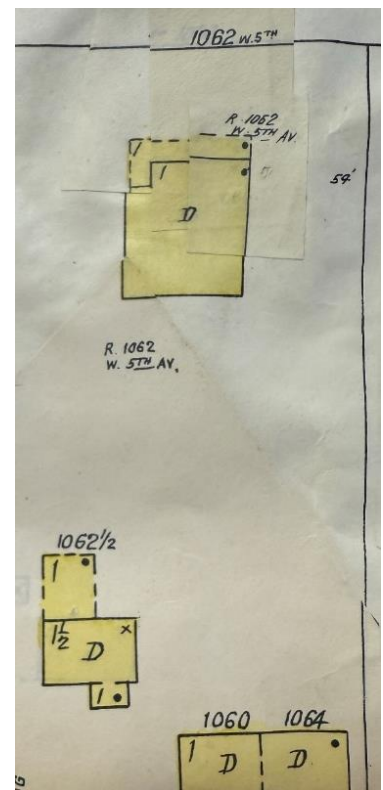
Residential Structure 3

Similarly to other structures on-site, there are no original building permit records for Residential Structure 3, 1062 1/2 on the map. Staff has concluded that the Residential Structure 3 was likely built between 1906 and 1947 as the map does not reflect Residential Structure 2, which was relocated to the property in 1949.

Residential Structure 4

This map also shows, Residential Structure 4, 1060 and 1064, a single-story Duplex at the rear of the site. According to Building & Safety Division building permit records Residential Structure 4 was constructed in 1947.

Fig.3.1. City of Pomona Sanborn Map -
1062 W. 5th Street



Significance:

W. Mission Boulevard is not characterized by any uniform building type and varies in architectural styles as it was part of the postwar commercial development that occurred in the 1950s in order to provide needed services to the growing suburban community in Pomona. Though a majority of W. Mission Boulevard are commercial serving structures, a select few single-family dwellings remain. Many of these dwellings have undergone major alterations and are not identified on the list of potential historic landmarks with exception to 1060 W. Mission Blvd., which maintains a nearly intact 1906 Colonial Revival Bungalow.

The subject property was identified as potential historic landmark in the 1993 Citywide Historic Resource Survey as it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

Fig.4.1. City of Pomona Aerial - 2005



Designation Criteria:

Staff reviewed the National Register, California Register, and local designation criteria to determine whether the property is historic.

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

1. Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

Through our research, there have been no events identified that occurred on this property that would have made a significant contribution to National, California, or Pomona's history. Therefore, the property does not meet this criterion.

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property does not meet this criterion.

3. Embodies the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

Residential Structure 1 embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California.

Residential Structures 2, 3, and 4 on the property do not embody the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. Residential Structure 2 and 3 have been significantly altered beyond restoration repair. Residential Structure 4, though in original condition is one of many tract homes in Pomona and is not distinctive from others in the region. Therefore, the property does not meet this criterion.

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

This criterion relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information 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 our research, there have been no events identified that occurred on this property that would have made a significant contribution to National, California, or Pomona's history. Therefore, the property does not meet this criterion.

2. Associated with the lives of persons important to local, California or national history (Criterion 2).

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property does not meet this criterion.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, represents the work of a master, or possesses high artistic values (Criterion 3).

Residential Structure 1 embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California.

Residential Structures 2, 3, and 4 on the property do not reflect any special elements of Pomona's history. Staff's research has not identified anything special regarding these structures that would make them historic under this criterion. Therefore, the property does not meet this criterion.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

This criterion relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information 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).

Residential Structure 1 embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Therefore, the structure does meet this criterion.

Residential Structures 2, 3, and 4 on the property do not embody the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. Residential Structure 2 and 3 have been significantly altered beyond restoration repair. Residential Structure 4, though in original condition is one of many tract homes in Pomona and is not distinctive from others in the region. Therefore, these structures do not meet this criterion.

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property does not meet this criterion.

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).

Residential Structure 1 embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California.

Residential Structures 2, 3, and 4 on the property do not embody the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. Residential Structure 2 and 3 have been significantly altered beyond restoration repair. Residential Structure 4, though in original condition is one of many tract homes in Pomona and is not distinctive from others in the region.

4. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif (Criterion 8 in previous ordinance).

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

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. Therefore, the property does not meet this criterion.

6. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning (Criterion 9 in previous ordinance).

While the property is representative of the postwar commercial growth the structure associated with this era, Structure 2, no longer embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation as it has been significantly altered. Therefore, the property does not 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).

Residential Structure 1, a Colonial Revival Bungalow from the early 1900s does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

Residential Structures 2 and 3 on the property have no integrity to convey that they are the remaining examples of any architectural type as they have been significantly altered beyond restoration repair. Residential Structure 4, though in original condition is one of many tract homes in Pomona and is not distinctive from others in the region.

Person(s) and Events Important in Our History

1. It is identified with persons or events significant in local, state, or national history (Criterion 2 in previous ordinance).

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property does not meet this criterion.

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).

Residential Structure 1 exemplifies Colonial Revival Bungalow from the early 1900s and reflects architecture during the prewar period and marked the beginning of revivalism in Southern California. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

Structures 2, 3, and 4 on the property do not reflect any special elements of Pomona's history as there are multiple tracts of homes that were developed in the 1940s and 1950s. Staff's research has not identified anything special regarding this property that would make it historic under this criterion.

Archaeology

1. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

This criterion relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information and does not meet this criterion.

Integrity:

The property was identified as a Colonial Revival Bungalow in the 1993 Historic Resources Survey has maintained sufficient character defining features to convey its significance as a Colonial Revival Bungalow and exemplifies architecture during the prewar period. The Colonial Revival bungalow has very few alterations and retains its architectural integrity. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century. The remaining structures

(2, 3, and 4) all have major alterations and additions and do not retain any architectural integrity. In addition, the additions have altered the structures to a point which removal of the additions would compromise the original structures and make restoring them difficult, if not impossible.

Conclusion:

Based on research on the subject property Staff has concluded that the Colonial Revival Bungalow, Residential Structure 1, located at 1060 W. Mission Blvd. meets the National Register of Historic Places, California Register of Historical Resources, and the City of Pomona designation criteria as contained in the City's Historic Preservation Ordinance, and therefore, is historic.

The remaining structures do not meet the National Register of Historic Places, California Register of Historical Resources, nor the City of Pomona designation criteria as contained in the City's Historic Preservation Ordinance, and therefore, are not historic.

Attachments:

1. Historic Preservation Commission Resolution No. 25-018
2. Site Photographs
3. Residential Theme of an Established City (1900-1919)
4. Residential Theme of Postwar Growth, Diversification, and Redevelopment (1946-1980)
5. Commercial Theme of Postwar Growth, Diversification, and Redevelopment (1946-1980)
6. 1993 Citywide Historic Resources Survey