



2190 Castle Place

DHS 001133-2024

Applicant: Douglas McKenzie

Case Planner: Karina Diaz, Assistant Planner



Historic Preservation Commission Meeting – December 4, 2024



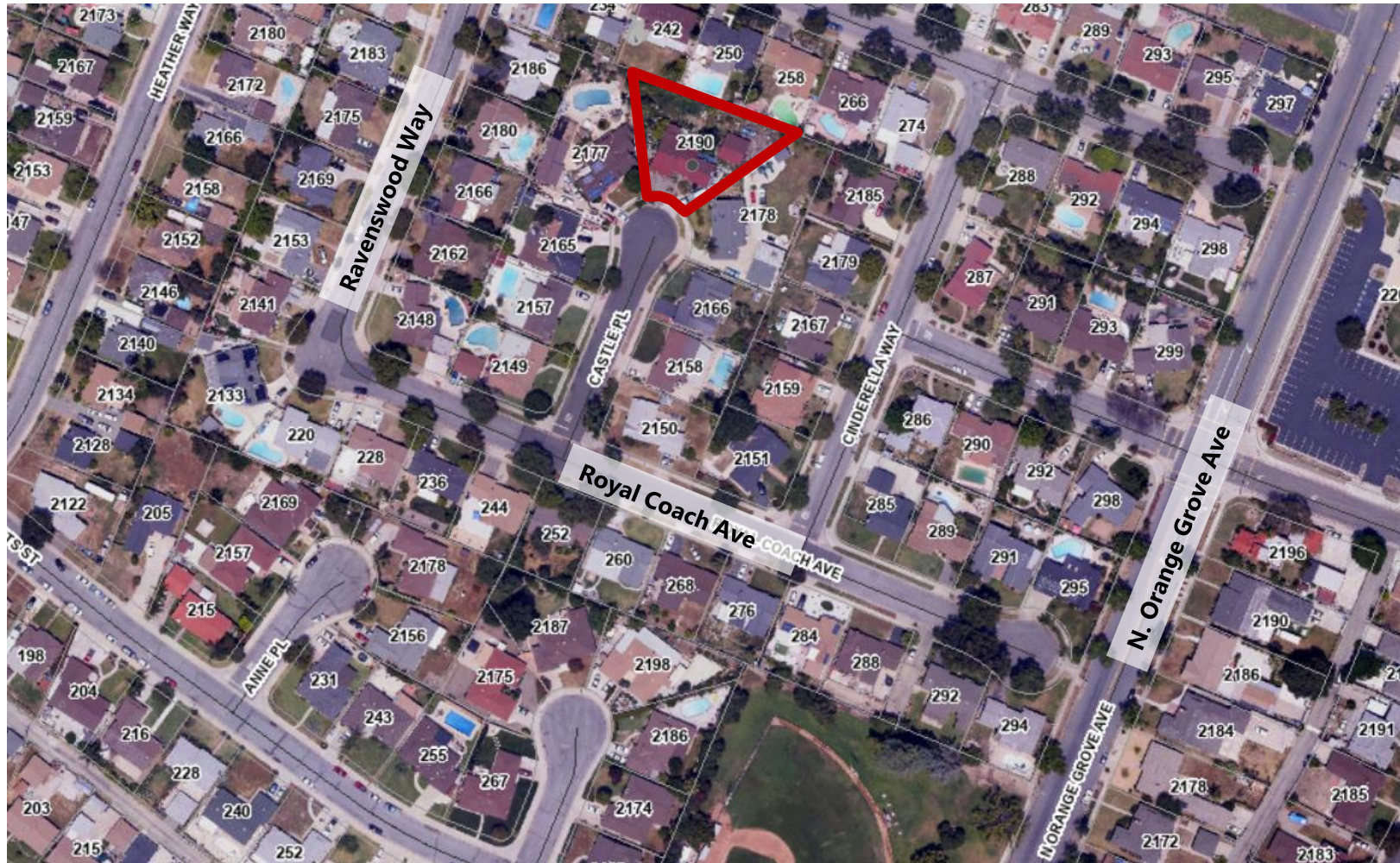


DHS 001133-2024

- A request to make a determination of Historic Significance for 2190 Castle Place.



Location



Subject Site



Location



Subject Site



Historic District
Potential Parcels



Location



Subject Site



Historic District
Potential Parcels





Historical Significance – Review Materials

- Library Archives
- Sanborn Maps (1928-1958) – *Subject site not included*
- Building Permits (1957-1966)
- City Directories (1940-1969)
- Historic Resources Inventory (1992) – *Subject site not included*
- City of Pomona Historic Context Statement (2022)
- Preserving Pomona’s Historic Architecture (2022)

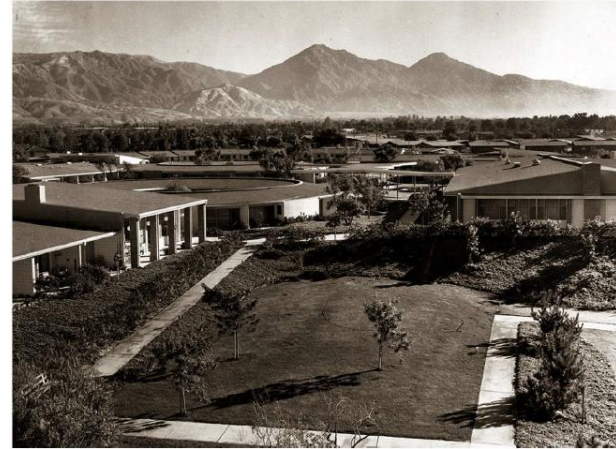


Historical Significance – Historic Context Statement (2022)

- Review of: Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980)

Key Points:

- Post WWII, the city dramatically grew in population and diversified in residential, commercial, civic and institutional, and industrial character.
- Population growth caused a residential development boom in the city that was comprised of single family homes, multi-family residences, and mobile homes/trailer parks.
- Redevelopment projects took place during the 1960's. The most notable projects at the time was the redevelopment of the Pomona Mall and Civic Center.
- Growing population resulted in an influx of industrial development, intended to serve new residential subdivisions.



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



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)*



Aerial View of Pomona Mall, c. 1962. *Pomona Public Library.*



Henry's Restaurant and Drive-In, designed by John Lautner, 1954. *Lautner A-Z.*



Historical Significance – Historic Context Statement (2022)

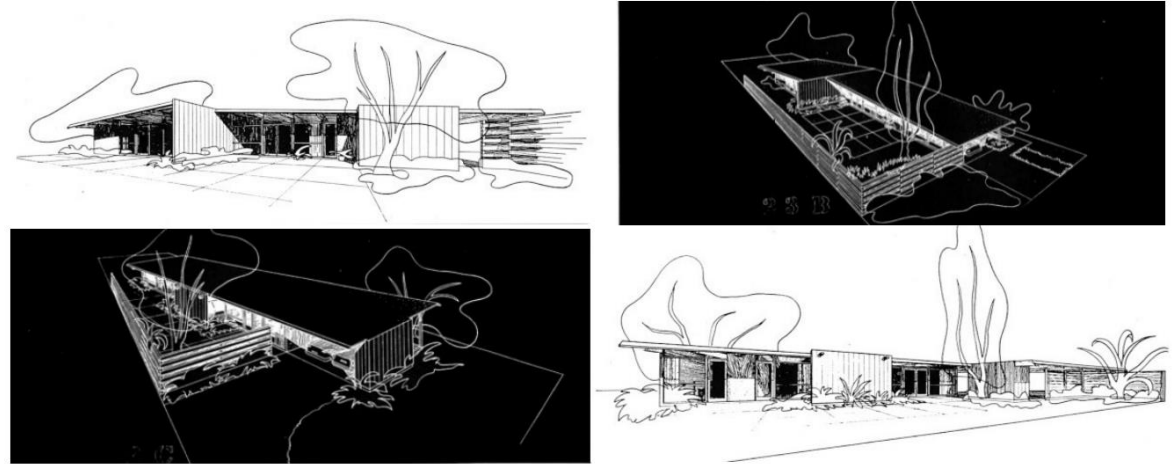
- Review of: Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980)

Theme: Residential Development and Postwar Suburbanization in Pomona

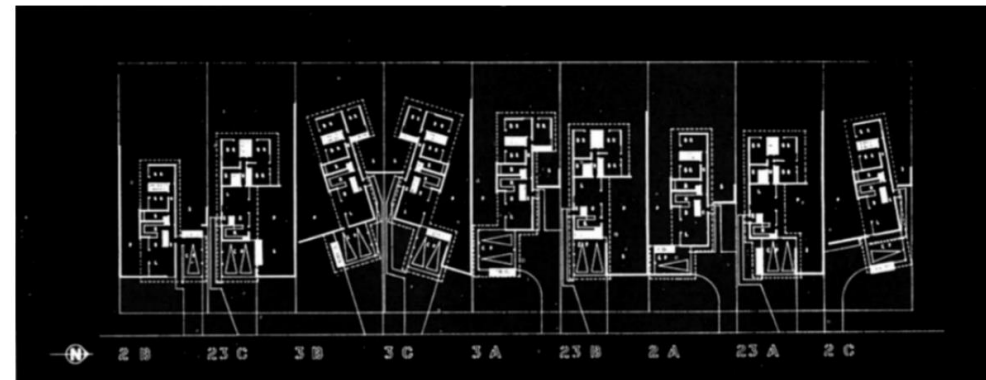
- To address housing shortage, developers responded with tracts of mass-produced single family homes building quickly and cheaply. Approximately 400 residential tracts were recorded in Pomona between 1945-1980.
- Majority of large tract home development featured Ranch-style homes. Custom single-family development was not common in Pomona.
- Some of Pomona’s largest residential tracts during this era were: Pomona Estates, Valwood Estates, and Parkview Pomona.
- First postwar development in Pomona with architect-designed residences was Westmont Homes.

Subject Site

- The subject site is located within Tract 22686, known as “Cinderella Homes”. This was residential neighborhood constructed in 1956 by well known developers Olin & Lewis and architect Jean Vandruff.



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



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



Historical Significance – HCS Ch.10 Architecture and Design (2022)

Findings:

- **Style:** Ranch Style
- **Use:** Style was popular due to its use of standardized, prefabricated materials which permitted quick and economical construction. Style accommodated America's adoption of the automobile as primary transportation.
- **Character-defining features:**
 - One-story
 - Horizontal massing
 - Low-pitched hipped or gable roof
 - Large roof overhangs
 - Plaster, wood lap, or board-and-batten siding
 - Wide, covered front porch with wood posts
 - Attached garage
 - Details such as wood shutters, dovecotes, scalloped barge boards, etc.



2393 Deodar Road (1955).



1120 Val Vista Street (1951).



370 E. La Verne Avenue (1961).



2351 Deodar Road (1955).





Architectural Description





Architectural Description





Architectural Description





Architectural Description





Architectural Description



Historical Significance – Building Permits

Permits available:

- 1957- 1966

Findings:

- 1957: Plumbing and electrical permits issued
- 1958: Construction of a new detached garage in the rear yard
- 1965: Repair beam ceiling, install fireplace, install a sliding glass door
- Additional Ownership Details:
 - Pomona Cinderella, INC (1957-1959)
 - Library archives identified Pomona Cinderella, INC as a real estate firm from Claremont, owned by Olin & Lewis.

INSPECTION RECORD COPY DEPARTMENT OF BUILDING AND SAFETY CITY OF POMONA 433 West Fifth Avenue Pomona, California 92371 Tel. 350-231-232

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN
Special Conditions and Inspection Record

Building Address: 2190 Castle Pl
Owner: M.C. Helman
City: Pomona
Contractor: S&P

Worked Comp. One from 8-16-65 to 11-6-65

APPROVALS: 8-16-65 S&P, 2-16-65 S&P

PROPERTY LEGAL DESCRIPTION: Lot No. 47, Tract 22868

DESCRIPTION OF WORK AND BLDG. USE: Repair beam ceiling, sliding glass door

VALIDATION: 1-8-65

FEES: 11.50

Signature of Permittee: Virginia Helman

DEPARTMENT OF BUILDING AND SAFETY CITY OF POMONA 433 West Fifth Avenue Pomona, California 92371 Tel. 350-231-232

APPLICATION FOR ELECTRICAL PERMIT

FOR APPLICANT TO FILL IN TYPE OF INSTALLATION AND PERMIT FEES

Building Address: 2190 Castle Pl
Owner: M.C. Helman
City: Pomona
Contractor: S&P

Service: New [X] Existing [] Commercial [] Residential []
Voltage: 15/20/30/40/50/60/75/100/125/150/200/250/300/350/400/480/500/600/720/800/900/1000/1100/1200/1300/1400/1500/1600/1700/1800/1900/2000/2200/2400/2600/2800/3000/3300/3600/3900/4200/4500/4800/5100/5400/5700/6000/6300/6600/6900/7200/7500/7800/8100/8400/8700/9000/9300/9600/9900/10000

APPROVALS: 8-16-65 S&P, 2-16-65 S&P

VALIDATION: 1-8-65

FEES: 2.00

Signature of Permittee: M.C. Helman

Application for Residential Building Permit DEPARTMENT OF BUILDING AND SAFETY CITY OF POMONA

Job No. 2190 Castle Pl
See Classification No. 2-1

LEGAL DESCRIPTION: Lot No. 47, Tract 22868

OWNER: Pomona Cinderella, Inc
Address: 580 Broadway, Claremont
Contractor: Olin & Lewis

Address: above

DESCRIPTION OF BUILDING: Frame-Stucco

VALIDATION: 1-8-65

Signature of Permittee: Virginia Helman

DEPARTMENT OF BUILDING AND SAFETY CITY OF POMONA, CALIFORNIA

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

CLASS PERMIT: 2190 Castle Pl
Address: 2190 Castle Pl
City: Pomona

CLASS OF WORK: Garage

PERMIT NO.: 1000

VALIDATION: 1-8-65

FEES: 61.00

Signature of Permittee: Virginia Helman

PLAT PLAN: Garage 11'-3" x 11'-3"

DEPARTMENT OF BUILDING & SAFETY - CITY OF POMONA, CALIFORNIA

COMPLETION NOTICE

Date: April 10, 1958

This is to certify that the garage (Type of Occupancy) Located on LOT NO. 47 TRACT NO. 22868 To be known as 2190 Castle Place, Pomona, Calif., (Street Number) Has been inspected by the Building Department of the City of Pomona and found to be complete and in compliance with the building regulations of the City of Pomona, and ready for occupancy.

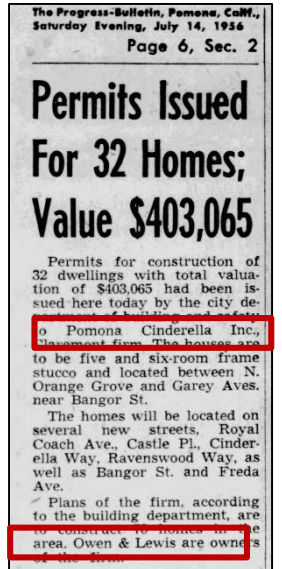
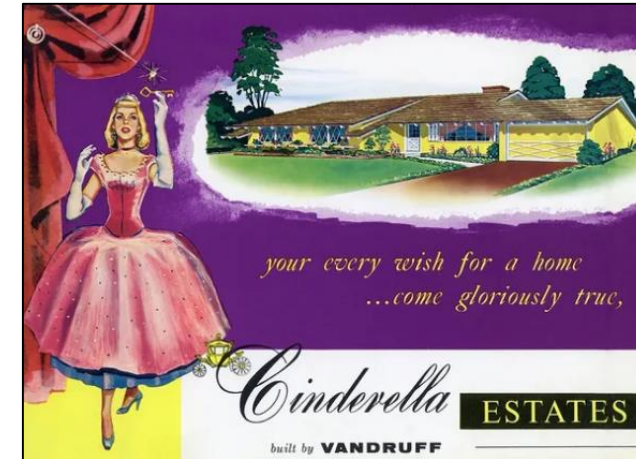
Signature: Elvin A. Hildebrand
Building Inspector, City of Pomona, California.



Historical Significance – City Directory + Library Archives (1940-1989)

Findings:

- 1957 – Pomona Cinderella, INC
- 1959 - Pomona Cinderella, INC
- 1961 – Helman, MC.
- 1962 - Helman, MC.
- 1971 – Helman, MC.
- 1975 – Helman, Malcom M.
- 1980 – Helman, Malcom M.
- 1985 – Helman, Malcom
- 1989 - Helman, Malcom



Historical Significance – City Directory + Library Archives (1940-1989)

Findings:

- Library archives produced records of tenants and home owners.
- People of significance identified through the archives are Olin & Lewis and Jean Vandruff.
- Olin & Lewis owned Pomona Cinderella, INC. and were well known local developers responsible for the development of the surrounding neighborhood “Cinderella Homes” and the subject site.
- Jean Vandruff was a well known architect and creator of a tract home model known as “Cinderella Homes”.

Business License History:

- No business license records found for this site.

12 Troop 101 Scouts Spend Time at Lake

Twelve members of Boy Scout Troop 101 spent the weekend at Big Bear Lake, where they took two 5-mile hikes, and went canoeing and swimming. Three boys passed their cooking test for a second class badge.

Members of the troop who made the trip are **Ken Helman**, Mark Cole, Forrest Cummings, Houston Burnside, Shannon Cardwell, Carl Axup, David Jones, Martin Nelson, David Nelson, David Yahn, Tim Goertz and Don Giovinetti.

Accompanying the Scouts were Leonard H. Goertz, their scoutmaster, and **Malcolm Helman**, John Nelson, Carl Axup and Jack Jones. The troop is sponsored by the First Baptist Church.



KAREN HELMAN

Helman-Retzer

Miss Karyn Helman and John Retzer of Riverside will be married Aug. 20 in the First Baptist Church in Pomona.

The future bride, daughter of Mr. and Mrs. **Malcolm C. Helman** of Pomona, graduated in 1972 from Pomona High School.

Miss Helman is a registered animal health technician and currently teaches at North-West College.

Son of Mr. and Mrs. Rudolf Retzer of Corona, the groom-to-be is a 1972 graduate of UC Riverside. He is manager of Mission Electronics in San Bernardino. He served three years in the military.

● Cradle Roll

OLIVE—To Mr. and Mrs. Joe L. Olive, 1665 S. Huntington boulevard, a son, Robert Jeffrey, 5 pounds and 4 ounces, born August 27 at Cottage hospital.

JOHNSON—To Mr. and Mrs. Thomas C. Johnson, Garey and Payton road, Chino, a daughter, Janice Elaine, 8 pounds and 8 ounces, born August 28 at Cottage hospital.

HELMAN—To Mr. and Mrs. **Malcolm C. Helman**, 548 Hillside avenue, Norco, a son, Kenneth Mal, 5 pounds and 15 ounces, born September 4 at Cottage hospital.

LOGUE — To Mr. and Mrs. Floyd D. Logue, 600 S. East End avenue, a son, Russell Jay, 6 pounds and 11 ounces, born September 4 at Cottage hospital.



Historical Significance - Conclusion

- Staff has concluded that the subject property:
 - Is a rudimentary example of the Ranch style.
 - Lacks an features that would suggest the building is a rare or excellent example of the style.
 - Is associated with any historically significant persons to the City of Pomona, however, the integrity of their work has been compromised due to major alterations.
 - Therefore, Staff has determined that the property is not historic and/or eligible to be designated as a local historic landmark.





Staff Recommendation

- Staff recommends that the Commission determine that the property located at 2190 Castle Place is **not historic** and adopt HPC Resolution No. 24-046.





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