



Historic Preservation Commission

Staff Report

March 5, 2025

FILE NO:	DHS-001681-2024
	A request to make a Determination of Historic Significance for 1326 S. Palomares Street
ADDRESS:	1326 S. Palomares Street
APPLICANT:	Ricky Huang
PROJECT PLANNER:	Alan Fortune, Associate Planner
RECOMMENDATION:	Determine that the property located at 1326 S. Palomares Street (File No. DHS-001681-2024) is not historic and adopt Resolution No. 25-002 (Attachment 1).

BACKGROUND:

On November 19, 2024, the applicant, Ricky Huang, submitted an application to determine if the structure located at 1326 S. Palomares Street has any potential historic significance. The structure on site consists of a one-store single family home. Staff researched the history of the property. Site photographs have been attached for Commission's reference (Attachment 2).

ARCHITECTURAL STYLE:

The structure located at 1326 S. Palomares Street had not been surveyed prior to 2025. Staff determined from site observations that some alterations have been made, including the installation of vinyl windows. Based on Chapter 2 of the Pomona Guide to Historic Preservation, the structure on site would be classified as an Early Post-War Tract Vernacular as the structure shares many character-defining features of this architectural style though not all of them. The applicable pages of the Pomona Guide to Historic Preservation have been attached (Attachment 3).

According to Chapter 2: Historic Architecture of the Pomona Guide to Historic Preservation:

"The early post-war tract style has roots in the International and Minimal Traditional, both of which were popular in the late 1930s and early 1940s. It was also the precursor to the modern residential tract home of today. After World War II, the demand for housing was high and developers began creating tracts of homes with similar plans and elevations. This was the first time that housing was

mass produced. Southern California was at the center of this housing boom and has many early tract homes. The unique feature of this style of home was that they were not necessarily unique. Prior to World War II, new subdivisions were either custom or semi-custom homes. This often time allowed homes to still retain their unique character. After World War II, pressure for housing pushed developers to offer limited options for house designs....”

ARCHITECTURAL DESCRIPTION:

The structure at 1326 S. Palomares consists of a single-family home constructed in approximately 1959, according to Los Angeles County Assessor’s Office Records. The home is located in a neighborhood with a mixture of both multiple-family and developments and single-family homes. The detached single family homes located on adjacent lots to the south and across the street were built in a similar time period the 1940 and 1950s, while the structure immediately to the north was built in 1980.

The property consists of a relatively deep lot at approximately 70’ wide and 295’ deep. The structure is approximately 1,323 square feet and is setback about 15’ from the front property line. Staff determined that the structure is of Eastly Post-War Tract style architecture as it shares many character-defining features with this style. Because it does not share all character defining features typical of this style (such as an attached, front-facing garage) and is not a part of a larger tract development, the structure is “vernacular” in that it is not a strong example of this style of architecture.

The property originally had a second, detached single family home on the property, however it was demolished in 1972. This structure was likely 1328 S. Palomares Street. Other alterations that have taken place include the recent installation of vinyl windows.

Relevant Alterations:

- Replacement of original windows to vinyl windows

Character-Defining Features:

1. Stucco exterior walls
2. Low-pitched gable or hipped roofs
3. Small porches (if any)
4. Minimal exterior details
5. Single-story

HISTORY:

Building and Safety Division permit records indicate that in 1946, an existing poultry house was remodeled to become a dwelling. This may have been the first of the two single family homes on site was constructed in. the next year, in 1947, a 432 square foot addition to the existing to that existing three-room dwelling consisting of two bedrooms, a bathroom, and hall was added. At this time an 18’x18’

garage and 6'x4' attached storage room was also added. The second and subject structure was constructed in approximately 1959 with one of the structures, garage, and storage demolished in 1972.

Staff observations and Building and Safety permit records show that few alterations have taken place on the property. Notably, all or most windows on the existing structure have recently been replaced with vinyl windows.

Staff reviewed all available City Directories to determine the recorded occupants of the structures. The list of collected names from both Directories and permit records from the Building and Safety Division is provided below. Research conducted into the names associated with the site from the Special Collections of the Pomona Public Library produced no findings and therefore indicating that no persons of significance owned or resided at this address.

Historic Context Statement:

The property is within the "Residential Development" 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 4).

Survey Information:

The properties were not included in the 1993 Citywide Survey as they were less than fifty years old when that survey was being conducted.

City Directories:

The following is a list of recorded occupants or owners to the structures prior to 1972. These include the multiple addresses that have been associated with the properties over the years. The tenants on record are listed in the following tables by unit address. Though one unit and structure exists on the property today, a second detached single family home had existing onsite until its demolition in 1972 (Permit records from the Building and Safety Division are provided as Attachment 4.) Address assignments for the two structures have not been consistent therefore the Directory records for both have been provided.

1326 S. Palomares Street.

Year	Name
1972	Barbara Langevin

1328 S. Palomares Street.

Year	Name
1946	Fleta Seal (Owner, resided at 648 E. Grand Ave., Pomona)
1947	Mr. & Mrs. Lyle Peters, Owners and residents on-site. @ LY 2-7229
1948	Mr. & Mrs. Lyle Peters, Owners and residents on-site. @ LY 2-7229
1948	Pitchforth Maxine (Occupant)
1951	Mr. & Mrs. Lyle Peters, Owners and residents on-site. @ LY 2-7229
1951	Cuffle E M Mrs. (Occupant)
1951	Govern N E (Occupant)
1953	Hartzell Warren G (Occupant)
1955	Earl Murray (Owner)

Sanborn Fire Insurance Maps:

The City keeps a 1928 Sanborn Map that was updated by the Building and Safety Department approximately up until 1958. The property was developed in 1946, however, the property is not included within the region recorded into the Sanborn Map.

Significance:

A review of all available City Directories and Building and Safety permit records (Attachment 5) was conducted. Staff did not find that the individuals or on record to have occupied or owned these structures to be associated with significant events in local, state, or national history. It was determined that the Hartzell Warrn G, the occupant of the home in 1953, was an electrician.

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).

As an individual property, the site is not eligible under this criterion as it is not the site of an event important in history nor is it a rare example of a residential development type. 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 significant period of development, or a catalyst for development in the city or neighborhood. 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.

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

None of the persons associated with the property have been found to be significant to events in Pomona, California, or National history.

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).

Though the structure most closely embodies the distinctive characteristics of Early Post-War Tract design, the structure does not represent the work of a master, possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction.

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

The site has been previously developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona 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 Staff 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.

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

None of the persons associated with the property have been found to be significant to events in Pomona, California, or national history.

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).

The building is not an excellent or rare example of the Post-War Tract Design style or method of construction nor is the building a distinctive work by a noted architect, landscape architect, builder, or designer; therefore, the site 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).

The site has been previous developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona 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);

Based off the home's simple design origin and the level of impact on the property's integrity from modifications made to the property, the building does not embody distinctive characteristics of a style, period, or method of construction nor is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the site cannot meet this criterion.

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

The builder and architect have not been found, so therefore, there is no notable builder, designer, or architect.

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);

Though the structure has similarities to Early Post-War Tract Architecture and to Minimal Traditional Architecture, the structures' lack of character-defining features keep them from being a distinctive example of Early Post-War Tract architecture.

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);

The building does not present any features that are especially unique and exemplary of notably significant examples of the style.

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);
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);

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.

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).

The site is not one of a few remaining distinguishable examples of the Early Post-War Tract Architectural style in the city of Pomona, region, state, or nation. The structure on the property does not possess any details that would classify them as distinguishing characteristics of an architectural or historical type.

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 the property have been found to be significant to events in Pomona, California, or national history.

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);

This property does not reflect any special elements of Pomona's history. 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.

The site has been previous developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

City of Pomona Historic District Designation Criteria

1. It is a contiguous area possessing a concentration of eligible historic resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and (b) 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 4 in previous ordinance*);

There is nothing on this property that would make it 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.

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

Because the site is not associated with an event important in history, does not exemplify an important trend or pattern of residential development, nor is it a rare remaining example of a residential development, the property does not meet this criterion. The property does not entirely reflect the significant geographical patterns during its time period, such as the postwar suburbanization of Pomona, which were often at the time large-scale tracts.

Meets at least one of Landmark Designation Criteria as follows:

- a. Architecture / Physical Features Criteria 1, 2, 3, or 4; and/or
- b. Person and Events Criteria 1 or 2.

As shown above, the property does not meet any of the required criteria.

INTEGRITY:

The property is not included in any previous City survey. Staff identifies the structure as a Post-War Tract home with much of the original structure still intact. However, the building is very simple and the alterations to the windows with newer vinyl windows negatively impact the integrity of the structure. The simplicity of the structure and lack of architectural style leaves the integrity to rely on the age and types

of materials used. A Statement of Significance with a similar analysis was provided by the applicant as Attachment 6.

CONCLUSION:

The lack of distinctive architectural features and style and the fact that the structures were not found to be associated with significant people or events in local, state, or national history, bring staff to the conclusion that the structure is not historic. The structure does not meet local, state, or national designation criteria, therefore Staff is recommending the Commission determine that the structure is not historic and not eligible to be designated as a local historic landmark.

ATTACHMENTS:

1. Draft Historic Preservation Commission Resolution No. 25-002
2. Photographs of Site and Surrounding Area
3. Chapter 2: Historic Architecture of the Pomona Guide to Historic Preservation Preserving Pomona Historic Architecture – Mid-Century Modern Architecture
4. Historic Context Statement; Chapter 10 – Postwar Growth, Diversification, and Redevelopment (1946-1980)
5. Building Permits
6. Statement of Significance from Applicant