



Staff Report

City of Pomona Historic Preservation Commission

July 2, 2025

FILE NO: DHS-000418-2025

A request for a Determination of Historic Significance for the bathroom structures located within John F. Kennedy Park.

ADDRESS: 1150 Fairplex Drive (John F. Kennedy Park)

APPLICANT: City of Pomona

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Staff recommends that the Historic Preservation Commission determine that the existing restroom facilities within John F. Kennedy Park at 1150 Fairplex Drive is not Historic and adopt HPC Resolution No. 25-017 (Attachment No. 1).

Property Background:

The property located at 1150 Fairplex Drive is developed as a city park known as John F. Kennedy Park. The restroom facilities within the park were constructed sometime between 1959 and 1964.

Critical Issues:

- Minimal information exists about the bathroom structures located within John F. Kennedy Park.

Discussion of Critical Issues:

1. The restroom facilities at John F. Kennedy Park are proposed for demolition by the City of Pomona Public Works Department through the "Park Restroom and Replacement" Capital Improvement Project (CIP). Due to the structures being greater than 50 years old, a Determination of Historic Significance is required prior to demolition. Staff has reviewed all relevant records and archives and did not locate any records indicating historic significance.

Architectural Style:

The restroom facilities were constructed sometime between 1959 and 1964. A definitive construction date could not be determined without Building and Safety permit records. The architectural style of the structures can be

described as “vernacular” as the building does not exemplify any character-defining features of any particular historic style of architecture. Site photographs have been attached for the Commission’s reference (Attachment No. 3).

Architectural Description:

The structure, consisting of a set of gendered restrooms, is approximately 1,260 square feet measuring 30’ x 42’. It is composed of CMU precision face block with composition roof shingle. Because the building lacks character-defining features of any particular historic style of architecture, the style of the structure can be described as “Vernacular.”

Character-Defining Features:

1. Gendered restroom facilities with CMU block construction
2. Hipped roof at entrance, flat roof at rear with parapet as separation
3. Windows to allow for natural light

History:

John F. Kennedy Park is located east of Fairplex Drive and south of Elwood Street. Bellevue Avenue terminates into a surface parking lot within the park. To the south of the park is John Marshall Middle School while Ganesha High School is located across Fairplex Drive to the west. The park is approximately eight (8) acres in size.

The City of Pomona began acquiring the land from property owner Reginald L. Knox for park development in 1956 (Attachment No. 4); however, according to aerial imagery, the park was not developed until several years after. The land was originally lots 11 through 23 of J.E. Packard’s Orange Grove Tract.

The park was initially named Kellogg Park and later renamed to Bellevue Park. The park was renamed to John F. Kennedy Park in 1964 (see Parks and Recreation Commission Meeting Minutes as Attachment No. 5).

In June of 1969, the Parks and Recreation Commission approved \$20,000 to be used in the construction of lighting for the existing softball field at Kennedy Park (Attachment No. 6). In December of 1969, the Parks and Recreation Commission approved funding for the construction of a Kennedy Park Building at an estimated cost of \$125,000 (Attachment No. 7).

On December 16, 2024, the City of Pomona awarded a construction contract to ARC Construction Inc. for the “Park Restroom Construction and Replacement” Capital Improvement Project (CIP).

Significance:

Based on the information staff has on the structure, the bathroom within John F. Kennedy Park does not have significance to local, regional, or national history nor does it have any particularly significant architectural features based on our designation criteria.

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).

The restrooms are not associated with events that have made significant contributions to our history. Therefore, the structure does not meet this criterion.

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

Though the park is named to memorialize President John F. Kennedy, the restroom structures within the park do not have direct association him or any persons of historic significance. Therefore, the structure does not meet this criterion.

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

The existing structure is in poor condition and does not have any character-defining features for any particular style of architecture, nor does the structure embody distinctive characteristics of the type, time period, or region. Therefore, the structure does not meet this criterion.

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

The structure is not located on a site identified as having potential archaeological resources on it. It is therefore unlikely to yield any information important to history or prehistory 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).

The restroom structures are not associated with events that have made significant contributions to our history. Therefore, the structure does not meet this criterion.

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

Though the park is named to memorialize President John F. Kennedy, the restroom structures themselves do not have direct association him or any persons of historic significance. Therefore, the structure does not meet this criterion.

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

The existing structure is in poor condition and does not have any character-defining features for any particular style of architecture, nor does the structure embody distinctive characteristics of the type, time period, or region. Therefore, the structure 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 structure is not located on a site identified as having potential archaeological resources on it. It is therefore, unlikely to yield any information important to history or prehistory 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).

The existing structure is in poor condition and does not have any character-defining features for any particular style of architecture, nor does the structure embody distinctive characteristics of the type, time period, or region. Therefore, the structure does not meet this criterion.

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

The City did not locate a record of who the original architects were of the bathroom structures. The work was not conducted by notable builders or architects. Therefore, the structure 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).

The bathroom structure does not embody elements of significant architectural design or innovation. Therefore, the structure does not meet this criterion.

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 restrooms share similarities to other park improvements conducted by the City during the early 1960s; however, these are not distinctive properties relating to historic or cultural motif. Therefore, the structure 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).

The bathrooms do not have a unique location, nor do they represent an established and familiar visual to the neighborhood. Therefore, the structure 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).

The construction of the bathrooms at John F. Kennedy Park does not represent significant geographical patterns of development for Pomona or the region. Therefore, the structure 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).

The structure does not exemplify any particular historic style of architecture and is not among the few remaining examples of type of structure of this period. Therefore, the structure does not meet this criterion.

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).

Though the park is named to memorialize President John F. Kennedy, the restrooms themselves do not have direct association him or any persons of historic significance. Therefore, the structure 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).

The restrooms do not exemplify or reflect special elements of the City of Pomona's history. Therefore, the structure does not meet 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 structure is not located on a site identified as having potential archaeological resources on it. It is, therefore, unlikely to yield any information important to history or prehistory 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*).

The bathroom structures do not contribute to any concentration of eligible historic resources that would contribute to the eligibility of neighborhood designation as a historic district. Therefore, the structure does not meet this criterion.

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*).

The construction of the bathrooms at John F. Kennedy Park do not represent significant geographical patterns of development for Pomona or the region. Therefore, the structure does not meet this criterion.

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.

The existing structure is in poor condition and does not have any character-defining features for any particular style of architecture, nor does the structure embody distinctive characteristics of the type, time period, or region. Therefore, the structure does not meet this criterion.

Conclusion:

Based on the designation criteria, Staff has determined that the property does not meet national, state, or local designation criteria. Therefore, Staff has determined that the restrooms are ineligible to be designated as the structure is not historically nor architecturally significant.

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-017
2. Site Plan
3. Site Photographs
4. City Council Resolution No. 4424
5. Parks and Recreation Commission Meeting Minutes of January 9, 1964
6. Parks and Recreation Commission Meeting Minutes of June 24, 1969
7. Parks and Recreation Commission Meeting Minutes of December 4, 1969