

Theme: Residential Development

By the turn of the 20th century, residential growth had picked up speed in Pomona. Partially due to the introduction of increased public transportation, residences reached ever further north and south, and the subdivision of land for residential developments accelerated. Table 3 at the conclusion of this section lists several early housing developments that are now located within the City limits. Details about select early tracts in Pomona are included in Appendix A.

Between 1907 and 1909, it was estimated that approximately 300 acres were bought by various syndicates and subdivided into town lots “in order to make room for the increasing homes that have been demanded by the newcomers who have flocked to [the] city from all parts of the globe.”²²¹

One of the largest tract subdivisions was the Ganesha Park Tract, which subdivided 80 acres of orange groves into approximately 300 residential lots. As recorded in a 1909 advertisement for the Ganesha Park Tract in the *Pomona Daily Review*:

The subdivision of lands through the demand of the home builders has transformed the aspect of things in Pomona in the past five years. The visitor must see the city each year in order to maintain any adequate idea of the community as it really is, for the changes are rapid, although with a fundamental strength in the growth which means stability for all time... There is a standing building restriction on the property which provides that any bungalow erected in the subdivision cost at least \$1,800, and those build in the more ambitious form of residences must not fall below the \$3,000 mark.²²²

Different neighborhoods of Pomona were advertised for their relative wealth and exclusionary practices (such as the required spending amounts in the Ganesha Park Tract) versus those areas that were accessible for lower income residents (such as the area southeast of downtown). In 1910, the *Pomona Progress* noted, “the east side of Pomona south of the railroad tracks ...offers the moderate wage earner the chance for a home at prices now within reach of his earning and saving possibilities... thousands of homes have been bought and paid for...on the easy payment plan.”²²³

Several other large tract developments during this period included Crabb’s Subdivision (1903); Alvarado Court Tract (1906); Kenoak Drive (1907); Antonio Heights (1909); Lincoln Park (1910); Monte Vista (1910); Palomares Heights (1911); and Naranja Val-Vista (1918).

²²¹ Morris H. Wilson, “The Real Estate Situation in Pomona,” *Pomona Daily Review*, October 27, 1909.

²²² “The Rapidly Growing Ganesha Park Tract,” *Pomona Daily Review*, March 20, 1909.

²²³ “Opening New Residence Tract,” *Pomona Progress*, May 10, 1910.

TABLE 3: SELECTED TRACT DEVELOPMENTS IN EARLY 20TH CENTURY POMONA

NAME	DATE	DEVELOPER
Crabb's Subdivision	1903	Palmer & Dewey
Alvarado Court Tract	1906	Mark H. Potter
Kenoak Drive Tract	1907	Mark H. Potter
Ganesha Park Tract	1908	Morris H. Wilson; Pacific Electric Land Co.
Antonio Heights Tract	1909	Lee Pitzer, Fred E. Graham, Grant Pitzer, Mark H. Potter, and Pomona Investment Company
Lincoln Park Tract	1910	Mark H. Potter; Pomona Investment Company
Monte Vista Tract	1910	Walter A. Lewis and Hutchings & Squires
Palomares Heights Tract	1911	Morris H. Wilson
Naranja-Val Vista Tract	1918	Lorseer Bros. Co; Frank E. Adams; S. M. Fulton

This period of development continued to be substantially characterized by single-family homes, although some multi-family homes were also constructed. Popular architectural styles included Craftsman, Victorian Vernacular, transitional Victorian, Queen Anne, and Dutch Colonial Revival styles. Other less common styles included the American Foursquare and American Colonial Revival styles. There are several historic districts in Pomona that were developed during this period: the Lincoln Park Historic District; Wilton Heights Historic District; and Hacienda Park Historic District.

From the 1900s to the 1920s, the Craftsman bungalow became a favorite architectural style for residences in Pomona. As recorded in the *Pomona Daily Review* in 1909, “there have been numerous attractive bungalows erected in Pomona and vicinity, and this popular style of architecture continues to entice homemakers.”²²⁴



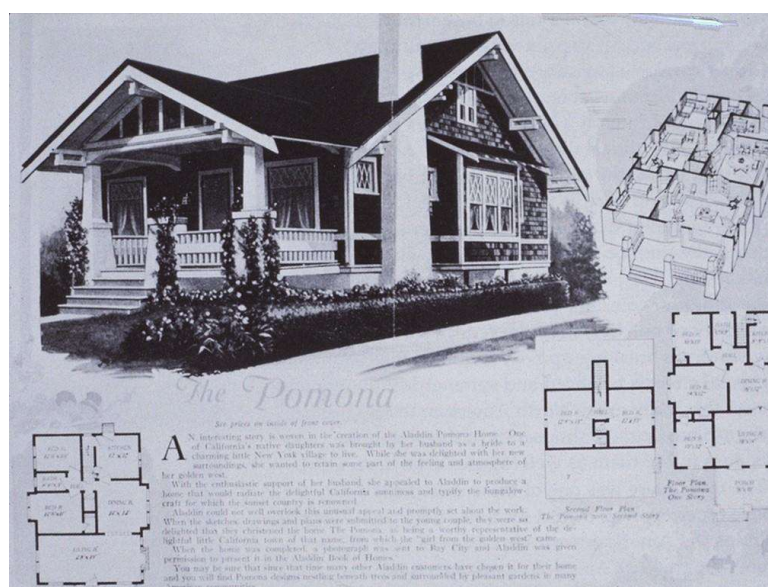
Residences in Ganesha Park Tract, 1909. *Pomona Daily Review*.

²²⁴ “A Glimpse at Our Bungalowland,” *Pomona Daily Review*, March 20, 1909.

In his book, *The California Bungalow*, author and architectural historian Robert Winter discusses the perfect storm that was the favorable climate, relatively low cost of land, and the economy of materials and building costs that made the bungalow attractive to waves of migrants from the east seeking to purchase “their own piece of the sunshine.”²²⁵

Plans for bungalows were widely published in national magazines. Bungalow books proliferated. Additionally, a new technology, the “kit home,” was perfectly suited to bungalow construction. Catalogs for pre-cut and shipped housing construction kits became wildly popular. Pre-cut lumber, roofing materials, kitchen and bathroom equipment for each home was loaded on a boxcar and delivered to the site owner, who could either use the plans and instructions to build it himself, or to hire a contractor to do. The Aladdin Company, based in Bay City, Michigan specialized in prefabricated bungalows and larger homes. Aladdin even had a model called “The Pomona.” Other important local purveyors of kit homes included the California Ready-Cut Bungalow Company and the Pacific Ready-Cut Company.

Kit home catalogs featured a variety of styles for the buyer to choose from with photographs of just what to expect the finished product to look like. Styles changed with the changing times, but Craftsman-style designs were extremely popular in the early 20th century. However, there were also designs for Mission-style bungalows and Spanish Colonia Revival-style bungalows as the decades advanced.



The “Pomona” Bungalow by Aladdin Company, 1919. *University of California, San Diego.*

²²⁵ Robert Winter, *The California Bungalow*, (Santa Fe, NM: Hennessey and Ingalls, 1980), 23.

ELIGIBILITY STANDARDS

Summary Statement of Significance

This period saw the introduction of tract development in Pomona, as some agricultural fields gave way to residential construction. Boosterism also influenced the development, as many people traveling from the East settled in Pomona. Residences from this period span outwards from the earlier downtown area, and more consistently have planned subdivision infrastructure, such as curbing, wide streets, and sidewalks. Resources significant under this theme include single- and multi-family residences constructed from the turn of the century in 1900 to 1919.

Properties evaluated under this theme may be significant as a collection of residences associated with a notable tract development (as a potential historic district), as an excellent example of a rare multi-family residence, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Individual residences are typically eligible for representing an important development pattern as part of a historic district; individual examples typically must represent an important catalyst or have a proven association with influencing development during a particular period, or be the last remaining example illustrating a significant development period or pattern. 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.

Period of Significance	1900-1919
Period of Significance Justification	Broadly covers the period of early tract residential development in Pomona from the turn of the century to 1919.
Geographic Location	Many early tract developments were located north and southeast of the historic downtown core.
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, tract features and amenities including street trees, 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 development; or
- As a rare remaining example of a residential building type (ex. multi-family residence).

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. 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 residential development, such as the establishment of a notable tract.
- As an intact collection of residences that represent the growth of Pomona in the early 20th century.

Note that some residential tract development may span several themes or periods of development. 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,²²⁶ design, workmanship, feeling, and association, at a minimum, 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.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- The setting may have changed (surrounding buildings and land uses).

²²⁶ Unless the property was moved during the period of significance.

- 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:

- The majority of the components that add to the 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 residential development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district 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.

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:

- A good/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.

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, 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 important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- 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 a good/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.