



# Staff Report

City of Pomona Historic Preservation Commission

February 4, 2026

**FILE NO:** DHS-000452-2025

A request for a Determination of Historic Significance for the property located at 727 S. Towne Avenue.

**ADDRESS:** 727 S. Towne Avenue (APN: 8333-001-039)

**APPLICANT:** Ricardo Guzman

**PROJECT PLANNER:** Alan Fortune, Associate Planner

**RECOMMENDATION:** Approve File No. DHS-000452-2025 and adopt HPC Resolution No. 26-003.

## Project Information:

**GENERAL PLAN DISTRICT:** Neighborhood Edge

**ZONING DISTRICT:** Neighborhood Edge District 3 (NED3)

**TRANSECT:** T4-B

**SPECIFIC PLAN DISTRICT:** NA

**GENERAL PLAN DENSITY:** 30 DU/AC

## Important Dates:

**DATE SUBMITTED:** June 12, 2025

**DATE DETERMINED COMPLETE:** November 25, 2025

**DEADLINE TO MAKE A DECISION:** February 8, 2026

## Property Background:

The subject property has one site address of 727 S. Towne Avenue but consists of three (3) structures: one multi-family duplex (with the addresses of 727 & 729 S. Towne Avenue) located in the front of the property, one detached single-family home (with the address of 731 S. Towne Avenue) located behind the duplex, and one detached two-car garage located behind the single-family home. These structures were relocated from two (2) separate properties. The duplex was relocated from 1475-1479 N. Gordon Street while the single-family dwelling structure was relocated from 1483 N. Gordon Street. The garage was also relocated however it is unknown from which of the two properties

it was moved from. While on Gordon Street, these structures had originally been set for demolition to accommodate the construction of the I-10 San Bernardino Freeway, however the buildings, originally from two (2) separate lots, were relocated to their current location on the same site to spare them from being demolished. It is important to note that although the structures have different addresses, they are located on one (1) single property under the address of 727 S. Towne Avenue; therefore, staff is presenting the structures under one agenda item.

### Critical Issues:

- The structures were relocated from their original locations to their current location to avoid demolition due to the construction of the I-10 freeway in 1953.

### Discussion of Critical Issues:

1. In addition to the cumulative effects of the modifications to the structures, the relocation of the structures has damaged their integrity because they are not in their original context.

### Architectural Style:

Unfortunately, Building and Safety Division permit records do not have the original construction permits for these structures. According to Los Angeles County Assessor's Office, as well as Pomona Historic Resources Inventory surveys conducted by D. Marsh, the duplex was constructed in approximately 1940. This structure was originally built with elements from the Minimal Traditional architectural style.

The single-family home in the rear estimates that the structure was constructed prior to 1926. It was constructed in the craftsman Bungalow style.

### Architectural Description:

*Multi-family Duplex:* The front most structure (nearest the street) is a duplex with two (2) attached units with their entrances facing South Towne Avenue. This structure was constructed in 1940 in Minimal Traditional architecture, however significant alterations have taken place.

*Single-family Home:* It is estimated that this structure was built around 1920 in Bungalow architecture; similarly, significant alterations have taken place resulting in a loss of many or all of its character-defining features.

### RELEVANT ALTERATIONS:

#### *Multi-family Duplex*

- New stucco siding
- Aluminum windows

#### *Single-family Home*

- New paneled siding (not layered roof siding)
- Addition to side of structure (with stucco siding and non matching roof style)
- Second larger addition to rear of structure (with brick siding and non-matching roof style)

- New non-original windows that are not divided-light

### Character-Defining Features:

1. Multi-family Duplex
  - a. Original siding unknown (though likely stucco)
  - b. Original wood windows have been replaced with aluminum
  - c. Exposed rafter beams still present
2. Single-family Home
  - a. Original wood siding has been replaced
  - b. Original wood windows have been replaced
  - c. Front porch still intact
  - d. Exposed rafter beams on original portion of structure still in place, not continued on additions

### History:

Original construction permits for the structures on site were not located within Building and Safety Division permit records, therefore their exact date of construction is unknown. According to Los Angeles County Assessor's Office, the duplex was constructed in approximately 1940. Staff reviews of the City Directories indicated that the single-family home was constructed prior to 1926. Original building permits were not located in Building and Safety Division permit records, therefore the exact date of construction is unknown. The single-family structure was originally located at 1483 N. Gordon Street with the duplex located next door at 1475-1479 N. Gordon Street. These properties no longer exist as they were within the route of the future I-10 freeway, set for construction in 1953. Both properties were under the ownership of Miss Amelia Kling, who had the structures relocated to their current site at 727 S. Towne Avenue in February of 1951. This relocation spared the structures from demolition to accommodate freeway construction.

### Historic Context Statement:

From the estimated dates of construction, the applicable Historic Context theme is from Chapter 8: Expansion, Growth, and Depression (1920-1940). Additional context regarding the relocation of homes due to freeway construction is referenced in Chapter 10: Postwar Growth, Diversification, and redevelopment (1946-1980). Both sets of relevant pages have been attached for Commission's reference (Attachment Nos. 7 and 8).

### Survey Information:

The front most structure on the property is the multi-family duplex (known as 727-729 S. Towne Avenue, formerly located at 1475-1479 S. Towne Avenue). This structure was surveyed in August of 1993 by D. Marsh and was evaluated to have Minimal Traditional architecture and was estimated to have been constructed in 1940. Though the structure was identified to be in "good condition," major alterations have taken place and it was given both the "N" and "NA" ratings. The "N" rating designates the structure as being non-contributing due to age, condition or having non-distinctive architecture. The "NA" rating refers to a building that does not contribute to the historic streetscape because it has been altered too much.

The single-family home in the rear was not surveyed and its exact date of construction is unknown. Staff evaluations of the property have concluded that the structure was constructed prior to 1926, likely around 1920.

### City Directories:

The following is a list of recorded occupants or owners to the structures on record. The tenants are listed in the following tables by structure showing all occupants on record both in the structures' current location and their locations prior to 1951 before their relocation.

#### **Multi-family Duplex** (727 S. Towne Avenue, formerly 1475 N. Gordon Street prior to 1951)

Year	Name
1940-1945	Kling Amelia (owner)
1951	CV Leonard
1952	Holtzclaw L. R.
1953	Rowland Martha E. Mrs.
1972	Lorne A. and Wanda Peat (owners)

#### **Multi-family Duplex** (729 S. Towne Avenue, formerly 1479 N. Gordon Street prior to 1951)

Year	Name
1940	Hill Helen J
1945	Pettitt H. E.
1948	Robinson Margeurite Mrs.
1952	Seargren Ath (A. R.)
1963-1964	Gonzales, R.
1973-1975	Melancon, Edw.
1980	Gomez, Candelario
1985	Razo, Maria Socorro

#### **Single-family Home** (731 S. Towne Avenue, formerly 1483 N. Gordon Street prior to 1951)

Year	Name
1926	McKnight C. O.
1928	Dean L. J.
1931	Kling Amelia (owner)
1934	Burg T. H.
1937	Kling Amelia (owner)
1940	Frater Geo
1945	Cowan S. F. Mrs.

Year	Name
1948	Kling Amelia (owner)
1952-1953	Kling Amelia (owner)
1961	M. Alfano

### Sanborn Fire Insurance Maps:

Sanborn maps within City's records do not detail the current location of the structures. The structures' original locations have been updated to reflect the I-10 San Bernardino Freeway and unfortunately do not show the previous structures.

### Significance:

All relevant newspaper references to the subject properties and or previous tenants of the properties have been attached (Attachment No. 6). The subject structures and their recorded occupants are not associated with any significant historical events or persons.

### 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 property is not associated with events that have made significant contributions to the broad patterns of our 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, 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).

These structures have been significantly altered and do not embody the distinctive characteristics of their original architecture, the structures do not represent the work of a master, possess high artistic values, nor do they 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).

The property is not associated with events that have made significant contributions to the broad patterns of our 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 or represents the work of a master or possesses high artistic values (Criterion 3).

The structures have been significantly altered and do not embody the distinctive characteristics of their original architecture, the structures do not represent the work of a master, possess high artistic values, nor do they represent a significant and distinguishable entity whose components may lack individual distinction.

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 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.

## 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 structures are not excellent or rare examples of this design style or method of construction, nor are the buildings distinctive works by noted architects; therefore the sites do not meet this criterion.

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

The builders and architects of these structures are not recorded therefore were not conducted by notable builders, designers, or architects.

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 architectural design, detail, materials, or craftsmanship of these structures do not represent significant structural or architectural achievements, therefore these sites do 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);

These structures are not similar to other distinctive properties based on an historic, cultural, or architectural motif.

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 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 surrounding neighborhood.

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);

These structures have been relocated from their original context and do not represent significant geographical patterns.

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 structures are not rare examples of this design style or method of construction and have been significantly altered from their original state, therefore the sites do 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);

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);

These structures do not exemplify these special elements of Pomona's history. Staff's research has not identified anything special regarding these properties 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.

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.

### Conclusion:

Though the structures on site are in good condition, multiple significant alterations and additions have taken place on all three (3) structures on the site and they have lost their character defining architectural features. Additionally, these structures have further lost their integrity having been relocated from their original neighborhood and context. Lastly, the structures and their occupants are not associated with any events or persons of local or regional historic significance. Therefore, staff recommends that the Commission determine that all structures on site are not historic and that none are to be designated as landmarks.

### Attachments:

1. Historic Preservation Commission Resolution No. 26-003
2. Project Plans
3. Site Photographs
4. Historic Survey for 727 S. Towne Avenue
5. Relocation and Building Permits for 727 S. Towne Avenue
6. Special Collections
7. Historic Context Statement: Expansion, Growth, & Development (1920-1940)
8. Historic context Statement: Postwar Growth & Redevelopment (1946-1980)
9. Pomona Guide to Historic Preservation: Minimal Traditional Architecture
10. Pomona Guide to Historic Preservation: Bungalow Architecture