



Historic Preservation Commission

Staff Report

March 05, 2025

FILE NO:	DHS-001765-2024
	A request to make a Determination of Historic Significance for 874 E. Arrow Hwy.
ADDRESS:	874 E. Arrow Hwy.
APPLICANT:	John Begin, JB Contractors
PROJECT PLANNER:	Carlos Molina, Associate Planner
RECOMMENDATION:	Determine that the property located at 874 E. Arrow Hwy (File No. DHS-001765-2024) is not historic and adopt Resolution No. 25-005 (attachment 1).

BACKGROUND:

The application was submitted on December 09, 2024 for the purpose of determining any potential significance of the existing structure on the site.

ARCHITECTURAL STYLE:

The existing structure contains rudimentary elements of the Colonial Revival architecture style (attachment 2). The Colonial Revival style was the dominant style for domestic buildings throughout the country during the first half of the twentieth century. It was built in relatively small numbers from 1880 until about 1910, years when the Queen Anne was more dominant. From 1910-1930, approximately 40 percent of the houses built were in the Colonial Revival style. Unlike most other Eclectic styles, the Colonial Revival was not completely eclipsed by World War II, but continued to be built, albeit in less elaborate forms, into the 1950s and early 1960s.

Character-defining features include:

- Low-pitch gabled roof
- 2 to 2 ½ stories
- Rectangular massing
- Wood Clapboard siding

- Shallow boxed eaves w/elaborate cornices and soffits
- Decorative, formal solid doors for primary entrances
- Double-hung, wood framed, multi-paned windows (shutters common decorative feature)
- Palladian windows over entrances
- Smaller front porches centered on a symmetrical façade
- Simple porch columns with matching pilasters adjacent to primary entrance doors

ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE(S):

Aside from the structure's original massing and roof pitch, no other character-defining features currently exist due to extensive modifications to the structure.

Relevant Alterations:

- Incompatible changes to the location, materials, and shapes of windows.
- Incompatible changes to the location, materials, and shape of doors.
- Incompatible change of wood siding to stucco siding.
- Incompatible addition of stairs to the second story.

Existing Character-Defining Features:

1. Double story construction.
2. Side gabled roof.
3. Rectangular massing.
4. Small porch entrance.

SITE HISTORY:

The site is located on a residential stretch of Arrow Highway nearest and east of the Towne Ave and Arrow Highway intersection. To the north of the site are commercial properties, directly west, east, and south of the site are single-family residential homes.

According to the Los Angeles County Assessor's Office, the structure in question was developed in 1919, whereas the surrounding residential structures were primarily built in 1956 and after. Historic aerial photographs (attachment 3) of the area confirm that the adjacent homes were built as part of a 1956 residential tract development. Prior to 1956, an aerial photograph from 1938 confirms that the surrounding area consisted of agricultural lands.

According to building permit records (attachment 4) for the site, little information is provided to determine the original use of the building. It wasn't until the early 1970s where the building permits listed the use as a house of worship; this designation continues up until the most recent building permit available from the year 2000.

According to available City Directories (attachment 5), the site appears to have been used as a residential dwelling up until the early 1970s. Although the structure had not built until 1919, directories as far back as 1907 and into 1924 had listed Clarence A Clark as an occupant of the immediate area. From 1937 – 1963, Clarence Alva Clark began to be regularly listed as a resident for the property addressed as 874 E. Cucamonga Ave. and 874 E. Arrow Hwy. Clarence A Clark was on occasion identified as a rancher and an “orange grower”. From 1964-1965, Dorothy Fales began to be listed as the primary contact for the property. From 1975-1985, the site was occupied by the Great I Am Church and the last available city directory from 1989 listed the Bethlehem Temple Church as the occupant. No city directories were available after 1989. Research conducted by the Special Collections Department of the Pomona Public Library into the persons identified in the directories did not produce any information into those persons. However, their research did produce information on potential relatives of Clarence A Clark (attachment 6). According to archival data, relatives of Clarence A Clark may have been graduates of local Pomona schools, involved in the military during WWII, and owners of the Clark Bros. auto dealership which was founded in 1901 and located on 1st and Main St.

Following 1989, city records show that the existing structure had been approved for demolition by HPC Resolution No. 06-007 (attachment 7) in 2006 and in 2008, the property had been granted a Conditional Use Permit under PC Resolution No. 08-003 (attachment 8) for a new church and childcare center. Neither the approval for demolition nor the Conditional Use Permit were utilized. As of 2008, limited permits and applications were found for the site up until 2024. In December of 2024, this Determination of Historic Significance (DHS-001765-2024) was submitted and on February 12, 2025, a Development Plan Review (DPR-000179-2025) and a Tentative Tract Map (TRACTMAP-000181-2025) application were submitted to the Planning Division for review for the proposed development of a 21-unit residential condominium project.

Historic Context Statement:

The property falls under the Residential Development Theme of Chapter VII. An Established City (1909-1919). The attached pages (attachment 9) from the Historic Context Statement identify criteria and integrity standards in order to be considered historic.

Survey Information:

The 1993 City-wide survey locates the property within the Northeast Quadrant of the city. The site’s survey (attachment 10) identifies the existing structure as a church in good condition with no identifiable architectural style. Subsequently, the survey concludes that major modifications to the building alters the building ineligible for historic eligibility based on its current condition.

City Directories:

Below are the findings made in the available city directories from 1907-1989.

Year	Name
1907	Clark, E.C., Clark, C.A., Clark, Alice M., Clark, Gertrude

Year	Name
1911	Clark, Clarence A
1914	Clark, Clarence
1916	Clark, Clarence
1922	Clark, C A
1937	Clark, C A
1940	Clark, C A
1945	Clark, C A
1948	Clark, C A
1951	Clark, C A
1962	Clark, C A
1963	Clark, C A
1964	Dorothy Fales
1965	Dorothy Fales
1975	Great I Am Church
1978	Great I Am Church
1979	Great I Am Church
1980	Great I Am Church
1985	Great I Am Church
1989	Bethlehem Temple Church

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 1919, however, the property is not included within the region recorded into the Sanborn Map.

Period of Significance:

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. Between 1907 and 1909, it was estimated that approximately 300 acres were bought by various syndicates and subdivided into town lots.

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."

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).

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."

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 Colonial Revival-style bungalows as the decades advanced.

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.

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

All persons found to be associated with the site (owners, residents, architects, etc.) do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level. Therefore, the site does not meet this criterion.

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).

The property does not embody distinctive characteristics of a type, style, and method of construction significant to a particular time in the history of a particular region, does not represent the work of a master, does not 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).

This criteria relates to archaeological resources and there is no information that this site could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

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).

As a singular property, 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 nor is primary building on site a rare remaining example of a residential development type. Therefore, the site does not meet this criterion.

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

All persons found to be associated with the site do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level. Additionally, the property must display most of the character-defining features of the property style or style from the period of significance and retain the essential aspects of integrity. Therefore, the site does not meet this criterion.

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 Colonial Revival 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).

This criteria relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

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);

There is no record of the builder, designer, landscape designer, nor architect, therefore this criteria is not applicable.

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);

Based off modifications made to the structure over time along with its current condition, the building is not being defined as representing as an example of architectural achievement of innovation.

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);

Due to the development pattern and architectural integrity of the surrounding neighborhood, the site is not located in a particularly unique location, does not embody singular physical characteristics, nor does the site provide a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona.

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);

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.

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 Colonial Revival style in the city of Pomona, region, state, or nation.

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);

All persons found to be associated with the site did not produce findings capable of determining

the persons as significant in the City's past.

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); Due to façade modifications, additions made to the structure, and the lack of rare or special elements representative of the prominent architectural and community development styles of the time, the property does not retain significant integrity of location, design, material, setting, workmanship, therefore this site 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.

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*);

Although the site follows the trajectory of development away from the downtown core and the architectural styles of nearby sites developed in the early 1900s, the site itself does not possess any significance that may contribute to the historical value and theme of the surrounding 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.

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 structure on the site most closely resembles the Colonial Revival architectural style. However, alterations made to the structure have heavily impacted the building’s architectural integrity. Therefore, it is staff’s opinion that the property does not retain its original architectural integrity.

CONCLUSION:

Based on the designation criteria discussed above, Staff has determined that the property does not meet any national, state, or local designation criteria. Therefore, staff has determined that the site is not eligible to be designated as a local historic landmark.

ATTACHMENTS:

1. Draft HPC Resolution No. 25-005
2. Preserving Pomona Historic Architecture – Colonial Revival
3. Existing Site Photographs
4. Aerial Photographs (1938 & 1956)
5. Building Permits (1949 – 2000)
6. Digitized City Directories (1907-1951)
7. Library Archive Findings
8. HPC Resolution No. 06-007
9. PC Resolution No. 08-003
10. Historic Resources Inventory Form – 874 E. Arrow Hwy.
11. Historic Context Statement Chapter 7 – An Established City (1900-1919), Residential Theme Eligibility Standards