



Staff Report

City of Pomona Historic Preservation Commission

April 1, 2026

FILE NO: DHS-000556-2025

A request for a Determination of Historic Significance for the property located at 898 N. Garey Avenue.

ADDRESS: **898 N. Garey Avenue** (APN: 8336-007-007)

APPLICANT: Ardalan Eskandar

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. DHS-000556-2025 and adopt Resolution No. HPC Resolution No. 26-017. (Attachment 1).

Project Information:

GENERAL PLAN DISTRICT: Transit Oriented District:
Neighborhood

ZONING DISTRICT: Downtown Gateway
Segment (PCSP)

TRANSECT: T5

SPECIFIC PLAN DISTRICT: Pomona Corridors
Specific Plan (PCSP)

GENERAL PLAN DENSITY: 80 DU/AC, 6 floors max

Property Background:

The development on the subject property consists of one two-story detached multi-unit commercial structure of approximately 4,619 square-feet. The building is estimated to have been originally constructed in 1946. It is located at the southeast corner of N. Garey Avenue and E. Kingsley Avenue. The building is known as the Bonham Professional Building. A site plan has been provided as Attachment 2.

Architectural Style:

According to Los Angeles County Assessor's Office, as well as Building and Safety Permit records, the structure was constructed in approximately 1946. This structure was originally built with elements from the **Mid-Century Modern** architectural style. Site photographs of the subject site and the surrounding area have been provided as Attachment 3.

Architectural Description:

Though the Bonham Professional Building has many elements from Mid-Century Modern styles, the structure has had multiple additions and alterations. The structure was developed as a commercial structure, primarily as medical and professional office space with multiple tenants. The structure is not an excellent or rare example of Mid-Century Modern architecture.

RELEVANT ALTERATIONS:

- 1946 – addition of 1,700 SF frame stucco addition
- 1947 – 4’6” x 20 (90 SF) frame stucco addition
- 1948 – 4’ x 7’ (28 SF) examining room addition at rear
- 1949 – addition of 1,400 SF for offices, wood floor and composition room
- 1954 – installation of elevator
- 1955 – extension of eave on front street sides of building
- Damaged roofing and fascia

Character-Defining Features:

- Horizontal expression with vertical slat siding, including around windows
- Simple geometric massing
- Differing façade materials, such as brick, stucco, and wood
- Large overhanging eaves
- Unique geometric shape of composition roof
- Clock feature

History:

Records indicate the commercial structure on site was originally constructed in 1946. It was originally constructed as an office building and underwent multiple additions shortly after construction. An associated detached commercial structure on the property immediately adjacent to the south was demolished in 1968. All other structures on both properties, including all other dwelling units and accessory structures, have been demolished or destroyed.

Survey Information:

The structure, having been built in 1946, was less than 50 years old during the Citywide Historic Resources Inventory in 1993. Therefore, no survey has been conducted for this property or structure. The property is located directly adjacent to the Lincoln Park Historic District but is not within the historic district boundaries.

Historic Context Statement:

The eligibility standards detailed in “Theme: Commercial Development” of Chapter 10: Postwar Growth, Diversification, and Redevelopment (1946-1980) are used to determine the significance of the subject property. The property must meet the following criteria: Criterion A/1/1,9 (Events/Patterns of Development), Criterion B/2/2 (Important Persons), and Criterion C/3/3,5,7 (Architecture and Design) to be eligible for historic designation (Attachment No. 5).

According to Chapter XI (Architecture and Design) of the Pomona Historic Context Statement, the Mid-Century Modern term is used to describe the post-World War II iteration of the international style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations. Character-defining features of Mid-Century Modern architecture include:

- One or two-story configuration
- Horizontal Massing (for small-scale buildings)
- Simple geometric forms
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and siding doors, and clerestory windows
- Little or no exterior decorative detailing

City Directories:

The following is a list of recorded occupants or owners to the structures on record. No relevant newspaper references to the subject properties and or previous tenants of the property were located. The subject structures and their recorded occupants are not associated with any significant historical events or persons. Additional research pertaining to tenants beyond 1951 will be presented at the Historic Preservation Commission meeting.

Year	Name
1946	Warren Zager, Margaret Ingram, and Otis Coonty (owners)
1946-1967	Clinton (C.V.) Bonham (owner)
1951	Bonham C V real estate (occupant)
1951	Bonham Ceramics (occupant)
1951	Bonham & Vickey School of Ceramics (occupant)
1951	Dr. John I. Litwineco (occupant)
1967	Bert and Eva Vandyk (owners)

Sanborn Fire Insurance Maps:

Sanborn Fire Insurance Maps within City's records includes the subject site and is reflective of what is currently existing. The City keeps a 1928 Sanborn Fire Insurance map that was updated by the Building and Safety Division up until approximately 1958. Sanborn Fire Insurance Maps indicate that an addition had taken place at the rear of the structure but has since been demolished. At least two other detached accessory structures previously existing but have since been demolished as well. No permit records for these additions or accessory structures were located within Building and Safety Division records.

Significance:

The property was originally described as a portion of Lot 16, Hutchison's Subdivision of Lots 5, 8, 11 of Bingham Tract and a portion of a vacated street. The property originally consisted of both 898 N. Garey Avenue and the now vacant 894 N. Garey Avenue directly adjacent to the south.

No relevant newspaper references to the subject properties and or previous tenants of the property were located. The subject structures and their recorded occupants are not associated with any significant historical events or persons. The structure is not an excellent or rare example of any particular style of historic architecture. Staff's assessment of the structure, as well as the review of permit records, city directories, and survey information has determined that the property is not eligible for a determination of historic significance.

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).

This 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).

The structure does not embody the distinctive characteristics of their original architecture, 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 properties are 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).

This 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).

This structure does not embody the distinctive characteristics of their original architecture, 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 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 structure does not embody distinctive characteristics of the Mid-Century Modern style or method of construction, nor is the building a valuable example of craftsmanship or indigenous materials; therefore, the site 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 builders and architects of this structure is not recorded therefore was 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 this structure does not represent significant structural or architectural achievements, therefore this site 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);

This structure is not similar to other distinctive properties based on an historic, cultural, or architectural motif. Therefore, this site 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);

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. Therefore, this site 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);

This structure does not reflect significant geographical patterns or carry any distinctive examples of park or community planning. Therefore, this site 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 is not a rare example of this design style or method of construction, therefore the site 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);

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 structure does not exemplify these 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.

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:

The structure is not historic as it is not a rare or excellent example of Mid-Century Modern architectural style. The structure and its occupants are not associated with any events or persons of local or regional historic significance. The subject property is not eligible to be designated as a landmark as it does not meet any of the Landmark Designation Criteria set forth in Section 800.C.(2). Staff is recommending that Commission determine that the structure on site is not historic and is not to be designated as a landmark.

Attachments:

1. Historic Preservation Commission Resolution No. 26-017
2. Site Plan
3. Site Photographs
4. Special Collections
5. Historic Context Statement, Chapter 10 (Postwar Growth) Excerpt
6. Historic Context Statement, Chapter 11 (Architecture and Design) Excerpt