



Staff Report

City of Pomona Historic Preservation Commission

January 7, 2026

FILE NO: DHS-000392-2025

A request for a Determination of Historical Significance to determine if the property located at 1439 S. Gibbs Street is historically significant.

ADDRESS: 1439 S. Gibbs Street

APPLICANT: Sharon Zhang

PROJECT PLANNER: Karina Diaz, Assistant Planner

ENVIRONMENTAL REVIEW: This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15378(a) of the California CEQA Guidelines.

RECOMMENDATION: Approve File No(s). DHS-000392-2025 and adopt Resolution No. 2026-001.

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: RND1 [HM1 – N1 – R1]

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

YEAR BUILT: 1927

Architectural Style:

The current single-family dwelling has a Spanish Colonial Revival architectural style, per the 1933 Citywide Survey evaluation (Attachment No. 6). Based on Chapter 2 of the Pomona Guide to Historic Preservation, the structure would be classified today as Spanish Colonial Revival style, despite being absent of character defining architectural details that would categorize the dwelling in this style. Photos of the property are attached for review (Attachment No. 2).

Architectural Description:

The site is developed with one single-family dwelling and a detached two-car garage in the rear yard. The construction date for the primary dwelling is 1927, as identified in the LA County Assessor Portal. Architectural elements on the existing dwelling include: a flat roof, no eaves, horizontal massing, and stucco exterior walls. Both the primary dwelling and the detached garage are one-story in height and have a horizontal massing. A simple design was observed for both structures on the property. Staff determined the dwelling and accessory structure are rudimentary examples of the Spanish Colonial Revival architectural style, given the lack of character-defining

features that set Spanish Style structures apart. Building and Safety permit records identified the following alterations to the home:

RELEVANT ALTERATIONS:

- 1939 – Recover house roof
- 1940 – Repair termite damage to dwelling
- 1954 – Add 40' x 10' open porch at rear of stucco dwelling
- 1955 – Enclosed 10' x 18' of the existing porch at the rear of dwelling into an addition

One of the most relevant alterations include the construction of a 400 square-foot attached porch at the rear in 1954 and enclosing 180 SF of the existing porch into an addition in 1955.

Character-Defining Features:

See list of character defining features for Spanish Colonia Revival architecture below:

1. Stucco Surfaces
2. Horizontal Massing
3. Low-pitched red, mission tile roof
4. Limited number of openings
5. Use of Pergolas
6. Wood-sash casement or double hung windows, typically with divided lights
7. Round, pointed, or parabolic arched openings
8. Arcades or colonnades
9. Decorative gilles of wood, wrought iron, or plaster
10. Balconies, patios or towers
11. Decorative terra cotta or glazed ceramic tile work

Of the above features, the primary dwelling and garage contain the following: stucco surfaces, horizontal massing, and a low-pitched roof. It's typical for Spanish Colonial Revival style structures to have top and bottom trim recessed into the walls, no side window trim, decorative ironwork on windows, doors, balconies, and roof supports, decorative tile on floors, stairs, and walls, and canales as attic vents (Attachment No. 7). The architectural details listed above are not found on the structures at 1439 S. Gibbs Street.

History:

See discussion items below describing the historic background of the property.

Historic Context Statement:

The property falls under the Residential Development Theme of Chapter VIII. "Expansion, Growth, and Depression" (1920-1940) section of the Citywide Historic Context Statement. The attached pages from the Historic Context statement identify criteria and integrity standards to be considered historic (Attachment No. 3).

Survey Information:

The subject property was surveyed in the 1933 Citywide Survey and identified as a Spanish Colonial Revival architectural style with moderate modifications. Surveyor, D. Marsh, listed the primary dwelling as non-contributing due to alterations and a potentially recoverable building if appropriately rehabilitated (Attachment No. 6).

City Directories and Library Archives:

The property first appears in the City directories in 1937. Library archives are traced back to occupant Lewis O. Sather from a 1932 Progress Bulletin publication, for his obituary. The following property owner was Mrs. N.E. Catron in 1934, discovered from another Progress Bulletin publication announcing her son, John L. Seger's, marriage to Miss Vivian T. Hanniford. There are publications that do not confirm whether the individuals linked with the site were property owners or occupants; however, Building and Safety permit records confirmed some individuals listed below were property owners. The table below includes a list of people associated with the property, found via City Directory or Library Archives (Attachment No. 4).

| Year | Name |
|------|---|
| 1932 | Lewis O. Sather |
| 1934 | N.E. Catron |
| 1937 | John and Catherine Erro, Carl Driver Erro |
| 1940 | John and Catherine Erro |
| 1941 | Gilbert Shaver |
| 1946 | Catherine Erro |
| 1951 | George P. Hasz |
| 1954 | Jesus Enriquez |
| 1961 | Mr. and Mrs. Patrick Sanchez |
| 1962 | Octavia Enriquez |

Sanborn Fire Insurance Maps:

The Library of Congress maintains records of Sanborn Fire Insurance Maps of Pomona from 1885 -1906 while the City's Building and Safety Division maintains records of the 1928 Sanborn Fire Insurance Maps. The subject property was not identified in the Building and Safety Division's 1928 Sanborn Map Collection.

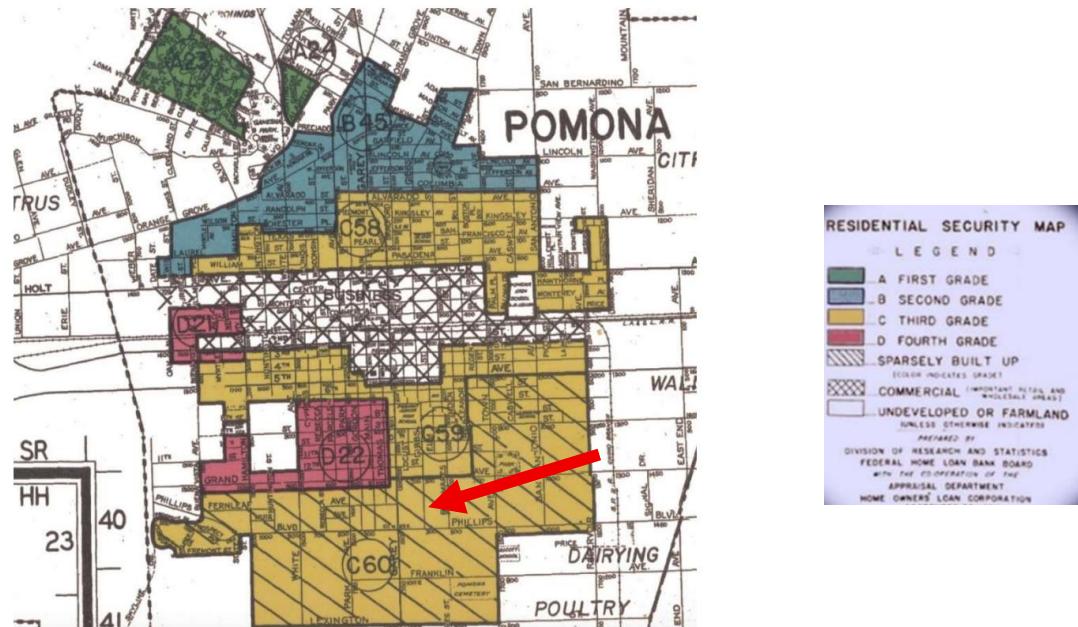
Significance:

The subject property is part of Pomona's 1920's tract development pattern located in the southeast region of the City. Between the years 1920 to 1940, population growth led to an increase of residential development within the City and region at large. Majority of residential development at this time consisted of single-family dwellings. Duplexes, fourplexes, and bungalow courts were also constructed, but were limited to low-scale housing. Some of the most popular architectural styles during this period included: Period Revival, Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, English Revival, and American Colonial Revival.

This time period included both an economic peak and decline in United States' economy; with the Roaring '20s during the 1920s, followed by a Great Depression in the 1930s. Pomona grew into a booming hub due to the increased popularity of the automobile and its proximity to neighboring cities. However, the Great Depression impacted the City's local economy, reflecting the larger nationwide economic collapse. Commercial development slowed, building activity stopped, and new commercial development dwindled as a result.

The subject property is not referenced within the Pomona Historic Context Statement, but the surrounding area along Gibbs Street is noted as a "C" ranked area and was considered "in decline" by the Federal Housing Administration. This rating is directly correlated with the housing discrimination prevalent during the 1930s that barred many neighborhoods within Pomona from being eligible for federal assistance. The surrounding neighborhood is highlighted in yellow, as shown in Table 1 below. Areas highlighted in yellow indicated that the neighborhood was "declining due to an influx of Latino and African American families". Areas highlighted in red were "in full decline" due to the population demographics being mostly Mexican, Mexican American, or African American. This redlining practice established a precedent for postwar realtors to disinvest in specific communities, thus establishing "a pattern of disinvestment and discrimination that reinforced systematic racism in the city". Despite the Gibbs Street neighborhood being identified in the Context Statement, the site is not included or referenced as a property with significant property owners or where important events occurred.

Table 1: 1939 Redlining Map from "The Color of Law"



1939 redlining map identifying most of Pomona as "definitely declining" due to an influx of Latino and African American families (declining neighborhoods shown in yellow); and two neighborhoods (shown in red) in full decline. These maps established patterns of disinvestment and discrimination that remain in Pomona to this day. *Mapping Inequality*.

Additionally, the property is not one of the five extant examples of the Spanish Colonial Revival style. The Spanish Colonial Revival structure built during this period contained gable or hipped roofs with clay barrel tiles, plaster veneered exterior walls forming wide expanses, wood-sash casement or double-hung windows, arcades, colonnades, decorative grilles of wood, decorative wrought iron, balconies, patios, and decorative terra cotta or

glazed ceramic tile work. However, the structure at 1439 S. Gibbs has simple elements and does not elicit the essential features that illustrate the Spanish style. A ramp was constructed on the front yard, and a patio cover was constructed in the rear yard. Eventually, a portion of the patio cover was enclosed. The property also suffered termite damage, as discovered in a building permit issued in the 1940s. For the reasons above, the structure does not meet the criteria for architecture and design.

Lastly, while the previous property owners and occupants of 1439 S. Gibbs Street live in the Library Archives and provide us with snapshots of Pomona social and cultural life experiences, they do not meet the criterion of important persons to Pomona's history and are not identified in the Pomona Historic Context Statement.

Therefore, with only one of the three criteria met, the property is not historically significant. Below is a breakdown of criteria that determines the eligibility requirements.

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 site aligns with the residential development within Pomona, which increased during the 1920s due to population growth. However, the subject site is not considered an integral or significant contribution.

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

The site is not associated with the lives of persons whose activities are demonstrably important to Pomona's past.

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 primary structure is of Spanish Colonial Revival style. Moderate modifications have been made to the structure, which is of simple design with minor architectural details.

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

This criterion related to archeological resources and there is no information that this site could have been important to Native American tribes or other archeological resources in the area.

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 site aligns with the residential development within Pomona, which increased during the 1920s due to population growth. However, the subject site is not considered an integral or significant contribution.

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

The site is not associated with the lives of persons whose activities are demonstrably important to California's or national past.

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 subject property and structure do not embody the distinctive characteristics necessary to 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 criterion related to archeological resources and there is no information that this site could have been important to Native American tribes or other archeological resources in the area.

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 primary structure is of Spanish Colonial Revival style. Moderate modifications have been made and the structure lacks character defining features that are distinctly found for structures of this architectural style. Therefore, the subject structures is not an exceptional example of the Spanish Colonial Revival style.

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

The subject property is not associated with the work of a notable builder, designer, landscaper, or architect.

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);

Spanish Colonial Revival home types were one of the popular architectural types in Pomona during the 1920s through the 1930s. However, the subject structure is not an extant example of the style as it lacks many character defining features unique to the Spanish Colonial Revival architecture.

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 subject property does not share similarities to distinctive properties or sites.

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 location of the property is not unique nor is the property a familiar visual feature of the neighborhood, community, or 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);

The location is a historic geographic area that is associated with early tract home development in Pomona. It also experienced the historic atrocity of redlining and was rated a "C" by loan and real estate agents due to proximity of African American and Mexican American people.

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).

This property does not possess any distinguishing characteristics that would 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);

Library archives have substantial newspaper articles detailing life events of the property owners and occupants for the subject site. However, these individuals were not identified as significant persons or events.

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);

While redlining is a blight on Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history, this site is not an exemplification of that.

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.

This criterion is related to archeological resources and there is no information that this site could have been important to Native American tribes or other archeological resources in the area.

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*);

This property is not located in a neighborhood that has been identified as potentially historic, and no potential historic districts have been identified. In addition, the neighborhood does not have enough potential resources to establish a historic district. Therefore, the subject property 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*); and

The subject property was constructed during the 1920s and was part of the early development of single-family tract homes. Additionally, it is an example of housing discrimination and redlining that was prevalent during this time, making it a distinctive example of discrimination that occurred in Pomona.

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 subject site does not meet Architecture / Physical Features Criteria, nor does it meet Person and Events Criteria. The property is a rudimentary example of the Spanish Colonial Revival architectural style and the people who occupied the property do not have a proven impact on the community.

Required Findings:

The findings required in Section 800.C.1 of the Pomona Zoning and Development Code for a Determination of Historic Significance are contained in the attached resolution (Attachment No. 1).

Environmental Review:

Staff determined that this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15378(a) of the California CEQA Guidelines as it is not considered a project.

Conclusion:

Based on the criteria and eligibility standards, staff determined the subject property is not eligible for historic designation. Although the condition of the structure is fair, there have been moderate alterations made to the structure. Additionally, there are more distinctive and exemplary examples of Spanish Colonial Revival homes, some of which have been landmarked and designated. Furthermore, the site is not associated with events or persons that would be considered significant per the criteria. Therefore, the property is determined not to bare historic significance.

Attachments:

1. Historic Preservation Commission Resolution No. 2026-001
2. Site Photographs
3. Historic Context Statement
4. City Directories and Library Archives
5. Building Permits
6. Citywide Survey 1993
7. Spanish Colonial Revival Architecture