

Theme: Residential Development

During the population and real estate boom of the 1880s, residential development accelerated in Pomona. In 1887 alone, the town's construction averaged 50 houses per month.¹⁴⁸ Early subdivisions included the Bailey & Bishop subdivision of the Bingham Tract; H. N. Farley's subdivision of the Bingham Place; House, Cason & Loney's subdivision of the Orange Grove Tract; H. Hanson's Subdivision of the Rice Tract and Lot 9; the Pomona Land & Water Co.'s Subdivision of the Bingham Tract; and Charles French's subdivision of the Burbank Tract. Many of these subdivisions were connected with the downtown area via street railways and mule cars. As recorded in the *Pomona Times-Courier* in 1887:

J. E. Packard's Orange Grove Tract, between the railroad and the San Jose Hills is being subdivided into ten-acre tracts and streets laid out and graded. Mr. Packard has opened up Holt Avenue nearly to Spadra and is doing some good street work. The tract comprises some 477 acres and will be put on the market as soon as water is popped to the tract... The water pipe has been ordered. Lumber is now on the ground for four large barns, which are to be built at once.¹⁴⁹

Many residences in downtown Pomona constructed during the 1880s were located on streets that intersected with Second Street, including Thomas, Garey, and Louisa streets. Popular architectural styles for this period included the Queen Anne, Victorian Vernacular, Italianate, and Second Empire styles. Residences situated in the downtown area were typically modest, single-story buildings, whereas more elaborate buildings were slightly separated.



Crank Residence at 378 N. Garey, 1887. *Pomona Public Library*.

Extant residences that pre-date 1888 are rare in the downtown core of Pomona. Historical images and Sanborn Fire Insurance Maps provide some information on the style and location of these downtown residences. One known residence from the period was constructed in 1887 and owned by an early medical professional in Pomona, Doctor Crank (not extant).

¹⁴⁸ Ricci Lothrop, 41.

¹⁴⁹ "Town and Country," *Pomona Times-Courier*, December 3, 1887, 5.

ELIGIBILITY STANDARDS

Summary Statement of Significance

Resources significant under this theme convey early patterns of development and settlement in Spadra and Pomona. They generally consist of small single-family residences that were located along historic routes and in the downtown area, and farmhouses built to serve agricultural pursuits. Properties evaluated under this theme may be significant for their association with the earliest periods of residential development in Spadra and Pomona; as the site of an important event in history; or for an association with a person important in local, state, or national history. It may also be associated with an early ethnic or cultural group present in Pomona, such as the boarding house for Chinese workers or the residence of the first African American family in the community. 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	1865-1887
Period of Significance Justification	Broadly covers the earliest period of residential development in Spadra and Pomona.
Geographic Location	Citywide. Resources associated with this theme may be located in the historic downtown of Pomona, centered on Second Street, while farmhouses are scattered throughout city limits.
Associated Property Types	Residential: Single Family Residence/Multi-Family Residence/Ancillary Building.
Property Type Description	Significant property types are those representing important periods of early residential development in Spadra and Pomona. These properties are relatively rare and are typically single-family residences, although they may also be multi-family residences, such as boarding houses or worker housing, or ancillary buildings, such as carriage houses and servants' quarters.

Criterion A/1/1,9 (Events/Patterns of Development)¹⁵⁰

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or

¹⁵⁰ Resources throughout the document are evaluated using National Register, California Register, and local criteria. Letters and numbers associated with designation criteria are listed according to National Register, California Register, and local conventions (for example, Criterion A/1/1/9 refers to National Register Criterion A, California Register Criterion 1, and local Criteria 1 and 9, all of which refer to historic events or periods of development).

- For exemplifying an important trend or pattern of development; or
- As a rare remaining example of early residential development in Spadra or Pomona. This includes remnant adobe residences reflecting the city's association with the Rancho era; or rare, remaining examples of some of the city's earliest residential development; or
- As a remnant feature representing early built resources from the period.

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 very early 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.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance. Properties from this period are rare and represent early settlement of Spadra and Pomona; therefore, a greater degree of alteration may be acceptable.

- Residential properties from this period should retain integrity of location,¹⁵¹ design, 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).
- 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.

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
- Represent a rare remaining example of early residential development in Pomona or Spadra; and

¹⁵¹ Unless the property was moved during the period of significance.

- Display most of the character-defining features of the property type or style; 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, including early pioneers in the history of Spadra or Pomona; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the early 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. Properties from this period are rare and represent early pioneers in the settlement of Spadra and Pomona; therefore, a greater degree of alteration may be acceptable.

- Residential properties from this period should retain integrity of location, design, 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 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. Properties from this period are rare; therefore, a greater degree of alteration may be acceptable.

- 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
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.