



Staff Report

City of Pomona Historic Preservation Commission

September 03, 2025

FILE NO: DHS-000508-2025

A request for a Determination of Historic Significance to determine whether the structures located on a site addressed as 312 W. Franklin Avenue have any historic significance.

ADDRESS: 312 W. Franklin Avenue

APPLICANT: Vincent Zou

PROJECT PLANNER: Carlos Molina, Associate Planner

RECOMMENDATION: Approve File No(s). DHS-000508-2025 and adopt Resolution No. 25-025.

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: Residential
Neighborhood District 1
(RND1)

TRANSECT: T3

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 20 DU/AC

Important Dates:

DATE SUBMITTED: 07/01/2025

DATE DETERMINED COMPLETE: 07/06/2025

DEADLINE TO MAKE A DECISION:

Architectural Style:

Minimal Traditional

Architectural Description:

All structures on the site are in a state of dilapidation. Key examples of dilapidation include the weathered roof composition shingles with potential damage to the sheathing layer, damaged siding, and overuse of insulation foam around the foundation/framing junction, between siding panels, electrical panel, and roof. Additionally, the proximity of a mature tree along the buildings east elevation is likely to be causing damage to its foundation. Despite signs of deterioration, the primary building includes enough detail to determine the building's original architectural style.

Note that the Minimal Traditional style is based on simple forms and borrowed elements from established architectural styles. The extent and intensity of borrowed elements varied greatly, depending on region and budget. Based on the design of the existing buildings, the design of the structures was on the lower end indicating little intent on design as the focus of construction.

RELEVANT ALTERATIONS:

1. 1982 addition of porte-cochere

Character-Defining Features:

1. Single-story construction
2. Rectangular in plan
3. Low-pitched gabled roof
4. Shallow eaves
5. Variety of siding materials: stucco, horizontal siding, brick, etc.
6. Double-hung, wood-frame windows

HISTORY:

According to the Los Angeles County Assessor's Office, the surrounding neighborhood developed between 1940-1970. The earliest aerial photograph available (Attachment No. 4) of the area from 1938 indicates that the neighborhood was vastly vacant and/or agricultural land with dwellings sprinkled throughout the area, mostly along major corridors. Subsequent aerial images from approximately 1953 – 1980s shows a gradual progression from vacant land into suburban residential neighborhoods.

Available building permit records (Attachment No. 5) span from 1947 – 2004. Relevant building permits include the construction of a 20x24 private garage with a composition shingle roof, concrete slab, and a laundry room and the 1982 construction of the 12x22 porte-cochere to the west side of the existing dwelling. Supplemental permits included in the record pertain to miscellaneous plumbing and electrical permits ranging between 1948-2004. The 1982 building permit indicates that the existing dwelling was at one point the private garage mentioned in the 1947 permit, alluding to a change in use. When referencing photos of the existing site (attachment 2), signs of the garage door framing facing the street still exist on the primary dwelling of the site which confirms that the primary structure was originally built as a garage. Permits pulled between 1948-1982 and from 1983-2004 are limited to miscellaneous plumbing and electrical permits typical for residential dwellings.

Historic Context Statement:

The property falls under the Residential Development Theme of Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980). See Attachment No. 7.

Survey Information:

The subject site was not included in the 1993 City-wide Pomona Historic Resources Survey.

City Directories:

Limited information was found about the persons listed in association with the property in question aside from Norman M. Dopp's occupation as a rancher. A search of the listed names in the library archives provided a few newspaper clippings, however, none of the findings were enough to infer any historic significance to the City of Pomona.

Year	Name
1948	Norman M. Dopp and Sophia Dopp
1951	Norman M. Dopp and Sophia Dopp

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 1947; however, the property is not within the region recorded into the Sanborn Map.

Significance:

All research findings indicate that the structures on the site have little to no 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).

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 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, 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 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. Therefore, the property does not meet this criterion.

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

This criterion 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 or represents the work of a master or possesses high artistic values (Criterion 3).

The building is not an excellent or rare example of any architectural style, 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 criterion 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 on 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 criterion 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. Therefore, the property 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);

The building does not present features that are especially unique and exemplary of notably significant examples of the style. Therefore, the property 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);

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 California Ranch style in the city of Pomona, region, state, or nation. Therefore, the property 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);

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. Therefore, the property does not meet this criterion.

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 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.

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.

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 neighborhood is not identified as a potential historic district and does not possess any significance that may contribute to the historical value of Pomona. Therefore, the 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

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.

3. 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 referenced in the research provided in this report, the property does not meet any of the required criteria.

Attachments:

1. Draft HPC Resolution No. 25-025
2. Photographs – Existing Site Conditions
3. Preserving Pomona Historic Architecture – Minimal Traditional
4. Aerial Photographs (1948, 1953, 1980)
5. Building Permits (1947-2004)
6. Library Archive Findings
7. Historic Context Statement – Chapter 10 (1946-1980)