



# Staff Report

City of Pomona Historic Preservation Commission

August 6, 2025

**FILE NO:** DHS-000358-2025

A request for a Determination of Historic Significance for the property located at 1084 W. Mission Boulevard.

**ADDRESS:** 1084 W. Mission Boulevard

**APPLICANT:** Milad B. Oueijan

**PROJECT PLANNER:** Alina Barron, Senior Planner

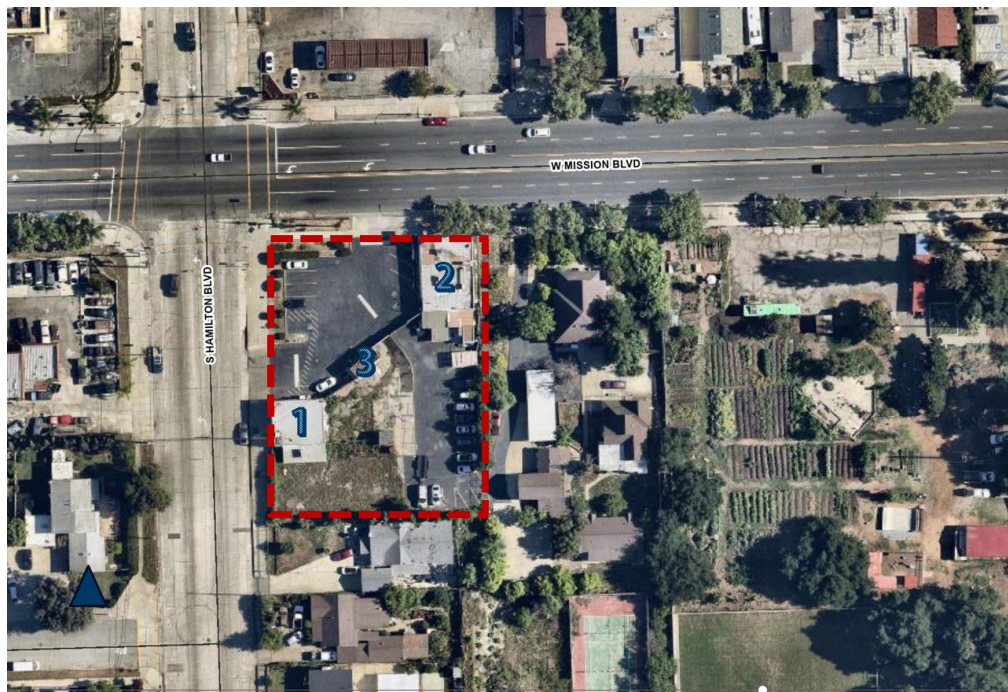
**RECOMMENDATION:** Determine that the commercial structures located at 1084 W. Mission Boulevard (File No. DHS-000358-2025) are not historic and adopt Resolution No. 25-023 (Attachment No. 1).

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## Property Background:

In April of 2024, Milad B. Oueijan, submitted a request to determine the historic significance of a property located at 1084 W. Mission Boulevard.

*Fig.1.1. Aerial View*



### Architectural Style:

Based on the estimated construction date of the structures (1947-1953) all three commercial structures could have previously been constructed in the commercial or industrial vernacular or mid-century modern. However, with no detailing of the structures remaining all structures are small-scale buildings with horizontal massing may be considered vernacular in style as they have no distinguishing decorative features and are utilitarian in design.

### Architectural Description:

The property is located in the southwest quadrant of the City along Mission Boulevard, east of Hamilton Boulevard and west of White Avenue on a site that is approximately 0.69 acres. The surrounding area is characterized by commercial businesses and homes in varying style. The site has been developed with what appears to be three commercial structures (Attachment No. 2). Currently, Structure 1 serves as a Convenience Market & Liquor Store, has a flat parapet roof, and a smooth stucco finish on the wall and four large plate glass windows on the front elevation. Structure 2 serves as a restaurant, has a rough stucco finish on the walls, a large canopy addition, and numerous boarded up windows. Structure 3 which is approximately 150 square feet in area has a T111 vertical siding flat parapet roof, and a small cantilevered canopy with a streamline modern styling.

### History:

Though the property building permit records are incomplete as no original building permits exist for the erection of any structures, the permit history begins in 1947 leading staff to believe that one of the structures was potentially erected in 1947. Supporting this estimated date, in 1947 the Pomona Progress Bulletin advertised the opening of a restaurant called, "The Bib" listing the opening night as July 30, 1947. The Los Angeles County Assessor and City Building & Safety permit records indicate that Structure 2 was constructed in 1953. It is believed Structure 1 is likely the structure that was built in 1947 with Structure 2 following. Based on research gathered, Staff was unable to determine the purpose of Structure 3 but that it may have served as an accessory to Structure 1.

With an approximate construction date of the structures occurring between 1947 and 1953, the subject property is most associated with Chapter 9, Postwar Growth, Diversification, and Redevelopment (1946-1980) of the Citywide Historic Context Statement and fits within the Commercial Development Theme.

### Historic Context Statement:

The subject property is most associated with Chapter 9, Postwar Growth, Diversification, and Redevelopment (1946-1980) of the Citywide Historic Context Statement and fits within the Commercial Development Theme (Attachment No. 3).

This theme is summarized by the Context Statement as a period of growth and diversification of land uses. Commercial activity continued to expand beyond downtown along several commercial corridors that connected north, south, and west Pomona. Much of the notable commercial development during this time period happened on the major transportation corridors currently established as Arrow Highway (formerly Route 66), Garey Avenue, Mission Boulevard, Valley Boulevard, Indian Hill Avenue, and Holt Avenue.

### Survey Information:

The 1993 Historic Resources Inventory Survey did not survey the property.

### City Directories:

The property only appears once in the City Directories under 1084 W. 5<sup>th</sup> Street in 1948 registered to a restaurant.

Year	Name
1948	The Bib, restaurant (R C McCammon)

### Sanborn Fire Insurance Maps:

Sanborn Fire Insurance Maps were originally designed to assist with the assessment of structures for fire insurance liability purposes. These maps provided details on properties including, general boundaries, building location, construction material, and other pertinent information.

The Library of Congress maintains records of Sanborn Fire Insurance Maps of Pomona from 1885 – 1906 while the City's Building & Safety Division has a copy of Sanborn Fire Insurance Maps that have been partially maintained since the late 1920s.

The subject property does not appear in any Sanborn Maps until 1928; thus, the original use and location of structures is incomplete.

### Significance:

The property is associated with a period of growth and diversification of land uses and in a commercial corridor that connected east and west Pomona. The commercial structures on the property have maintained the architectural integrity to convey their significance as structures related to post-war commercial development serving suburban communities (Attachment No. 4).

### 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).

Through our research, 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. Therefore, the property does not meet this criterion.

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property 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 structures do not embody 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.

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 was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information 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).

Through our research, 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. Therefore, the property does not meet this criterion.

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property 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 structures do not embody 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.

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 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 structures do not embody distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

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

None of the persons associated with this property have been found to be significant in the history of the Nation, California, or Pomona. Therefore, the property does not meet this criterion.

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 structures do not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or 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).

This property does not have features that would make it similar to other distinctive properties, nor is there a common motif linking this property to others. 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).

There is nothing on this property that would make is 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 surround neighborhood. Therefore, the property 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).

While the property is representative of the postwar commercial growth the structures no longer embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation as it has been significantly altered. Therefore, 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 structures are not 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).

#### **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 this property have been found to be significant in the history of the Nation, California, or Pomona. 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).

The structures do not exemplify 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).

#### **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 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 and does not meet this criterion.

#### **Integrity:**

Based on the pictures of the structures they appear to be relatively unaltered and still retain their integrity as examples of vernacular commercial buildings.

#### **Conclusion:**

While the structures are remnants of the auto-oriented commercial development following World War II, they are rudimentary examples of Commercial Vernacular and have undergone major alterations. There are other remaining structures in Pomona that highlight rare and key architectural elements of this style. Additionally, no findings were made to associate the structures to historically relevant persons or events to the City of Pomona. Therefore, Staff recommends that the Commission determine that the commercial structures located at 1084 W. Mission Boulevard (File No. DHS-000358-2025) are not historic, and adopt Resolution No. 25-023 (Attachment No. 1).

Attachments:

1. Historic Preservation Commission Resolution No. 25-023
2. Site Photographs
3. Commercial Theme of Postwar Growth, Diversification, and Redevelopment (1946-1980)
4. Eligibility Standards for Significance - Commercial Theme (1946-1980)