



Staff Report

City of Pomona Historic Preservation Commission

December 3, 2025

FILE NO: DHS-000594-2025

A request for a Determination of Historic Significance regarding a property located at 1723 Westwood Place.

ADDRESS: 1723 Westwood Place

APPLICANT: Sumit Brahmabhatt

PROJECT PLANNER: Irene Mouré, Assistant Planner

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

RECOMMENDATION: Approve File No. DHS-000594-2025 and adopt Resolution No. 25-036 (Attachment No. 1).

Architectural Style:

The architectural style of the main structure located on the subject property is best described as Minimal Traditional. The other structure on the site is in the rear and is a simple, one-car garage accessory structure with limited minimal details to determine the architectural style as it was constructed six years after the primary dwelling. Photographs of the site and surrounding area are attached for review (Attachment No. 2).

Architectural Description:

The primary structure is true to the Minimal Traditional style and is a one-story configuration and rectangular in plan, as the structure is wider than it is deep. There are five (5) windows of various sizes, two (2) of which are large picture windows and the other three (3) double-hung windows spanning across the front façade. All windows have a black, wooden trim.

The main entryway is asymmetrically designed with the entry door offset perpendicular to the sidewalk. Moreover, the entryway is recessed into the primary dwelling, functioning as a small, covered porch. The front façade displays three (3) different exterior siding materials of stucco, horizontal wood, and brick masonry. On the southerly side of the primary structure is a brick chimney and on the northly side of the structure is a secondary chimney with an exterior of stucco. This combination of various siding materials is common for Minimal Traditional style homes. Lastly, the primary dwelling has a simple, hipped roof with an intermediate pitch and closed eaves.

The other structure on the site is a 240 SF one-story, one-car garage with an exterior siding of stucco. There are few exterior details with minimal massing and a low-pitched gable roof and asymmetrical garage door placement

possibly to replicate the asymmetrical style displayed by the primary structure. This structure was constructed in 1949, six years after the primary dwelling in 1943.

Building and Safety Division permit records are limited to reroofing, mechanical equipment, and plumbing for the primary structure. These records show that the property has not undergone major modifications to the building footprint or exterior changes, such as window removals. The Minimal Traditional architectural elements have largely been retained and preserved (Attachment No. 5).

RELEVANT ALTERATIONS:

1949 – Construction of a detached 240 SF garage accessory structure

Character-Defining Features:

1. One-story configuration
2. Two large picture windows and three double hung on the front façade
3. Recessed entryway functioning as a covered porch
4. Perpendicular door
5. Hipped roof and gable eaves
6. A combination of various siding materials: wood, brick, and stucco
7. Two chimneys, one having a stucco exterior and one having a brick exterior

HISTORY:

The property has experienced a quiet life, with minimal records found regarding previous inhabitants. Building and Safety Division permit records are limited as the dwelling has been maintained with little to no major modifications to the exterior or the building footprint and architectural detailing has been retained. Below is an assessment determining the eligibility criteria for the subject property.

Historic Context Statement:

The eligibility standards set forth in “Theme: Residential Development” of Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980) is 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. 3).

Survey Information:

The property was not included in the 1993 citywide survey. The citywide surveys for Westwood Place were recorded for the addresses ranging from 1735 to 1993 as these dwellings were identified as being fifty years old and older at the time. The property was constructed in 1951, the citywide survey prepared in 1993, and therefore did not include the property because it was not fifty years old at the time.

City Directories:

The property appears briefly in an archived city directory.

Year	Name
1951	Mr. E. and Mrs. Rose Rain

Sanborn Fire Insurance Maps:

The property was not included in the Sanborn Fire Insurance Maps collection.

Significance:

The subject property is part of Pomona's post-war residential development pattern that spurred in the northern area of the City. It is located approximately 620 FT north of the designated Hacienda Park Historic District. The site is located about 150 FT directly east of the historic Fairplex, formerly known as the Los Angeles County Fairgrounds. Furthermore, while this site was not surveyed during the 1993 citywide survey, several properties located on Westwood Place were included and considered contributing, should there be a future residential district designation (Attachment No. 4). In general, the area in which the property is in has historic significance to north Pomona's patterns of residential and civic development.

Based on available permits and archived records, the property has not had any major modifications related to building expansions, window change-outs, additions of accessory structures, or landscaping. The primary dwelling structure has operated as a residence since its construction date in 1943 and has largely retained its Minimal Traditional architectural style. Imagery from geographic information systems support this assessment, providing evidence from 2012 to 2025 the only change to the front façade of the main is exterior paint related. Lastly, an archived Progress Bulletin article from 1949 captures the primary dwelling's front façade in a photograph. From 1949 to current, there has been minimal exterior modifications and the property has remained intact (Attachment No. 6).

Overall, since its development, the site has maintained an unassuming and quiet existence. The Minimal Traditional style of the primary structure has retained its architectural integrity and has been preserved with little to no major exterior modification. The accessory garage structure located in the rear of the property attempts to resemble elements of the primary dwelling. While there was an attempt to replicate the Minimal Traditional style on the garage, such as the asymmetrical door placement and shallow eaves of the roof, it does not share the same character-defining features of the primary.

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).*

The subject property is part of Pomona's post-war residential development pattern that spurred in the northern area of the city. It is located adjacent to the Hacienda Park Historic District and the Fairplex.

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

Evidence does not support that the property is associated with the lives of persons significant in our past and, therefore, 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 primary structure on the site embodies distinctive Minimal Traditional architectural style, such as the hipped roof, decorative windows, rectangular shape, and the combination of various exterior siding materials. This structure is an exemplary example of a Minimal Traditional home type. Therefore, this criterion has been met.

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

This criterion does not apply as there has not been archeological information identified.

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).*

The subject property is part of Pomona's post-war residential development pattern that spurred in the northern area of the City. It is located adjacent to the Hacienda Park Historic District and the Fairplex.

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

Research does not support that the site is associated with the lives of persons important to local, California, or national history. 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 main structure has retained and preserved its Minimalist Traditional architectural style. This structure is an exemplary example of a Minimal Traditional home type. Therefore, this criterion has been met.

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 does not apply as there has not been archeological information identified.

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 on the site embodies distinctive Minimal Traditional architectural style, such as the hipped roof, decorative windows, rectangular shape, and the combination of various exterior siding materials. This structure is an exemplary example of a Minimal Traditional home type. Therefore, this criterion has been met.

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

Research does not provide evidence that the property is the work of a notable builder or designer. Therefore, it 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 primary structure on the site embodies distinctive Minimal Traditional architectural style, such as the hipped roof, decorative windows, rectangular shape, and the combination of various exterior siding materials. This structure is an exemplary example of a Minimal Traditional home type. This style of home was popular during the transition from the popularity of Craftsman Bungalows. Therefore, this criterion has been met.

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 site is similar to homes located in the adjacent locally designated historic district. Many of the dwellings that were included in the 1993 citywide survey were "contributing" as they do not experience major exterior modifications. Almost all of these homes, 24 out of 32 surveyed, were also identified as Minimal Traditional style.

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);*

While the property is located in an area that is adjacent to a locally designated Hacienda Park Historic District, it is not in a unique location but it does share physical characteristics of many of the properties located on Westwood Place.

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 property is located near the historic fairgrounds, one of the most significant civic developments in Pomona and regionally to Los Angeles County. The construction of this site was decades after the construction of the Fairplex. In general, this area is significant to different eras of settlement and growth.

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).*

While the primary structure is not one of the few remaining examples, it is an exemplary example as it has not undergone any minor or major modifications. It has retained its architectural integrity since its construction in 1943.

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);*

The subject property is not identified with persons significant to local, state, or national history. Although it is a part of the north Pomona residential development pattern, it does not specifically contribute to the pattern. However, the site is in a residential neighborhood with a concentration of dwellings with the same Minimal Traditional architectural style.

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);*

Aesthetically and architecturally, the primary structure Minimal Traditional style home. It is a part of residential block that several potentially historic homes reside in. In the 1993 citywide survey, out of the 32 homes surveyed on Westwood Place, 24 of them were identified as Minimal Traditional. This property is a part of a collection of homes of the same style and reflects this development.

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 does not apply.

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);

The subject property is in a neighborhood that has a thematic grouping for Minimal Traditional style homes that embodies the development pattern and popular architectural style at that time. Although the primary structure was not included in the 1993 citywide survey efforts because it was not fifty-years old or older at the time, it is a part of the concentration of similar home types. For instance, 24 of the 32 homes surveyed were identified as Minimal Traditional and were assessed to be a contributing should there be a historic district formed.

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 property is located near the Fairplex, previously named Los Angeles County Fairgrounds, one of the most significant civic developments in Pomona and the vast Los Angeles County region. Furthermore, it is adjacent to a local historic district, Hacienda Park Historic District, that is reflective of the area's architectural construction trends from the early 1880s through to the end of the 20th century. The Hacienda Park Historic District maintains a range of distinct architectural styles in its small vicinity that reflects the different settlement patterns and architectural trends during a period of population growth and residential development expansion. In general, this area is significant to different eras of settlement, growth, and architectural trends.

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.

Based on staff's analysis, the property does meet both Landmark Designation criteria of a) architectural features and b) events. Building records and historic surveys demonstrate that the primary dwelling has retained and preserved the majority of its Minimal Traditional architectural style. It is an exemplary example of mixed exterior materials, asymmetrical door placement, and shallow porch. Furthermore, the wood windows are intact. Lastly, it is a part of an area that experienced significant development patterns and is reflective of the area's architectural trends at the time of development between the 1880s to the late 20th century.

Environmental Review:

Staff has 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.

Conditions of Approval:

The Conditions of Approval are contained in the attached resolution (Attachment No. 1).

Required Findings:

The findings required in Section 800.C.(2) of the Pomona Zoning and Development Code for a Determination of Historic Significance are contained in the attached resolution (Attachment No. 1).

Conclusion:

The property is eligible to be designated as a landmark due to its largely intact state and preservation of its Minimal Traditional architectural style. Furthermore, it is in an area that has a large concentration of intact Minimal Traditional style homes and is adjacent to the Hacienda Park Historic District, which reflects development patterns and architectural trends from the 1880s to the end of the 20th century. It could, therefore, be a contributing structure to a potential historic district.

Attachments:

1. Historic Preservation Commission Resolution No. 25-036
2. Photographs of site and surrounding area
3. Historic Context Statement Excerpt
4. 1993 Citywide Survey
5. Building and Safety permit records
6. Archived Progress Bulletin clippings