



CITY OF POMONA COUNCIL REPORT

June 10, 2013

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager *Lowry*

Submitted by: Mark Lazzaretto, Community Development Director *Lazzaretto*

Subject: **City Council Consideration of Single Historic Landmark Designation Request (HLD 13-001) for the Single-Family Residential Property Located at 1300 Los Robles Place; Jeff W. Foster, Owner/Applicant (District 1)**

OVERVIEW:

Recommendation – That the City Council adopt the attached Resolution (Attachment 1) approving the request for Single Historic Landmark Designation (HLD 13-001) of the single-family residential property located at 1300 Los Robles Place.

Fiscal Impact – There is no anticipated fiscal impact associated with this action.

Public Noticing Requirements – Pursuant to Section .5809-13.E.10.b of the Zoning Ordinance (Attachment 3), public noticing and a public hearing are not required for City Council consideration of a single historic landmark designation request.

Previous Related Action – On May 1, 2013, the Historic Preservation Commission reviewed the application (Attachment 2) requesting Single Historic Landmark Designation (HLD 13-001) of the single-family residential property located at 1300 Los Robles Place and adopted Historic Preservation Commission Resolution No. 13-003 (Attachment 4), recommending City Council approval of HLD 13-001 on a five to zero vote, with one absence.

Environmental Determination – Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project involves preservation of a historic resource.

ACTION TAKEN b-0 (Martin excused)
 Approved () Denied File No. 132.9.1
 Received & Filed
 Continued to _____
 Res. No. 2013-51 Ord. No. _____

Agenda Item No. 2

EXECUTIVE SUMMARY:

HLD 13-001 is a request for single historic landmark designation of the three-story Mediterranean Revival style home and its 2.5-acre site located at 1300 Los Robles Place within the Ganesha Hills (see Attachments 5, 6 and 7 for vicinity map and photos). Submitted by the property owner, the application for designation (Attachment 2) contains documents demonstrating that the home is at least 50 years old and meets at least one of ten criteria, in accordance with the requirements for designation found in the City's Historic Preservation Ordinance, Zoning Ordinance Section .5809-13-D and -E (Attachment 3).

DISCUSSION:

Property Description

Overview

According to the grant deed, maps and property description submitted by the applicant, the subject site is comprised of three parcels containing a total of about 2.5 acres located on a high promontory within the Ganesha Hills. City of Pomona and Los County Assessor records indicate that the subject single-family residence was constructed in 1930 for the Armour family. City records describe the structure as a brick, frame and stucco residence with two-stories, a basement level, and eight rooms while County Assessor records indicate that the structure contains 4,428 square feet with four bedrooms and five bathrooms. Floor plans submitted by the applicant show living areas within all three levels of the home.

The 1993 Citywide Historic Resources Survey lists the residence as a potential local historic landmark and a potential candidate for individual listing on the National Register of Historic Places. The survey also indicates that the building has the potential to contribute to a locally designated historic district and to a district listed on the National Register. The home is built in the Mediterranean Revival style and displays a unique mixture of characteristics found in both Italian Renaissance and Spanish Revival architecture.¹ In addition, the residence is associated with persons important in either local or national history.

Setting

The three-level residence is located on an irregular "C"-shaped lot offering panoramic views of the Pomona and San Gabriel Valleys and beyond. The home was designed to fit onto a relatively narrow level area that is oriented east and west with sloping sides located to the north and south. The lot is accessed via a gated driveway located at the western end of Los Robles Drive. The front façade of the home faces north with the front entrance being situated on the second level at the top of a flight of stairs. The home is surrounded by well-designed gardens, as well as naturalistic areas containing a variety of mature trees. The lot has a unique relationship with the

¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf. 2004.

property located directly east of it, which contains a “sister house” also constructed in the Mediterranean Revival architectural style by John Lester Armour for members of his family.

Architectural Style

The residence features an irregular rectangular plan and a combination of low-pitched hipped and gabled roofs. Typical of Mediterranean influenced buildings with Italian Renaissance features, the hipped roof has a wide overhang supported by decorative brackets and is covered with red clay tile. However, the home’s irregular plan and asymmetrical façade point to its Spanish Revival influences.

The main entrance on the home’s north (front) facade contains a pair of simple but elegant wood paneled doors protected by a set of lacey wrought iron gates. Multi-paned French doors are found throughout the home as are multi-paned casement windows with wood sashes and operable wood shutters. (Many of the shutters have been removed, are currently undergoing restoration and will be reinstalled.) Arched windows and entrances of various types add variety to the primarily rectangular geometry of the home. Decorative wrought iron and concrete grilles add detail to windows and vents, and tile work adds texture and color to both vertical and horizontal surfaces of the house and yard. The extensive use of wrought iron and tile throughout the property contributes to its Spanish Revival flavor, as do the numerous balconies and elaborate chimney and roof stack tops of the house.

Characteristic of the Mediterranean Revival style, on the south side of the home is an outdoor living space consisting of a loggia with vaulted ceilings and built-in seating, an arcade with arched openings supported by classical columns, and an extensive patio with a central fountain surrounded by stone paving. On a point of land located below and to the west of the outdoor living space are found a long rectangular swimming pool and a spa. Both the patio and pool areas offer panoramic views of the valleys, hills and mountains lying to the south and west of the Ganesha Hills, typifying the close relationship between buildings and the landscape characteristic of the Mediterranean Revival style.

The exterior of the subject residence appears to be unaltered. Building permits show that the swimming pool and spa were added to the property in 1989 and that the top of a chimney was rebuilt in 1990. Otherwise, the original architectural integrity of the property appears in tact, and the residence appears to be well maintained and in excellent condition.

Association with Persons Important in History

The residence was constructed for Cora L. Armour, widow of pharmacist Elmer E. Armour and a prominent member of the Pomona community in her own right, whose family owned and operated a thriving drugstore in the City. The home was designed by Cora and Elmer’s son John Lester Armour, a local architect. Her pharmacist son Harry Armour, who lived in the nearby “sister house” located at 1280 Los Robles Place, operated the drugstore after Elmer’s death and was the father of Richard Armour, a nationally known poet and author. Richard Armour

produced over sixty books that were written in a humorist style similar to that of Ogden Nash.² One of the books written by Richard Armour titled *Drug Store Days* describes Richard's experiences at the Armour's drugstore. Richard Armour lived in the "sister house" during his childhood.

Historical Preservation Commission Review

On February 12, 2013, Jeff W. Foster, property owner, submitted an application requesting single historic landmark designation for 1300 Los Robles Place. Once deemed complete, the application was placed on the Historic Preservation Commission agenda, as Zoning Ordinance Section .5809-13 (Historic Preservation) requires that the Commission review all applications for single historic landmark designation and make a recommendation on the request to the Council.

On May 1, 2013, the Historic Preservation Commission held a public hearing on the application for HLD 13-001. During the hearing, no members of the public spoke either for or against designation. After the hearing, several Commissioners expressed support for the designation. The Commission then voted five to zero, with one absence, to recommend City Council approval of HLD 13-001 (see Attachment 4 for the Commission report, resolution and draft minutes).

Designation Requirements

Age Requirement for Designation

Zoning Ordinance Section .5809-13.D presents the criteria for historic landmark designation (Attachment 3). This section begins by stating that a building proposed for designation must be at least 50 years old or of exceptional quality if less than 50 years old. In the case of the residence located at 1300 Los Robles Place, City of Pomona building permit records indicate that the structure was constructed in 1930 and is approximately 83 years old (see Attachment 2).

Additional Criteria for Designation

In addition to the age requirement, Section .5809-13-D lists ten criteria and indicates that a proposed landmark must meet one or more of them to qualify for designation. As can be seen in Attachment 2, the application submitted requesting designation for the single-family residential property located at 1300 Los Robles Place contains documents that clearly support criteria numbers 2, 3, 5, 6, and 10 as follows:

2. *It is identified with persons or events significant in local, state or national history.*

The residence was designed by locally important architect John Lester Armour for his mother Cora L. Armour, a civically active early Pomona resident, wife and business partner of locally prominent pharmacist/drugstore owner Elmer E. Armour, and grandmother of Richard Armour, a nationally known poet and author. Richard Armour

² Wikipedia article.

wrote dozens of books and was also a Professor of English at Scripps College and the Claremont Graduate School.

3. *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.*

With its three-levels, over 4,400 square feet of floor area, and 2.5-acre hillside site, the Armour residence is a striking example of the Mediterranean Revival architectural style that was popular in California during the early decades of the 20th century. The eclectic nature of this architectural style is apparent in the mixture of Italian Renaissance and Spanish Revival elements found in the Armour residence. The home's low-pitched red tile roof with overhanging eaves and decorative supporting brackets, smooth exterior stucco siding and lower level arcade are characteristic of the Italian Renaissance style. At the same, the home's asymmetrical massing and façade, as well as its decorative elements such as the tile work, window grilles, elaborate exterior chimneys, wrought iron features of various sorts and numerous balconies, are typical of the Spanish Revival style.

5. *It is the work of a notable builder, designer, landscape designer or architect.*

The subject single-family residence at 1300 Los Robles Place was designed by John Lester Armour, a Pomona architect who also designed the sister house located on the adjacent property to the east at 1280 Los Robles Place, which was itself designated a single historic landmark in 2007. Both houses are landmark examples of the Mediterranean Revival style of architecture with Italian Renaissance and Spanish Revival elements, and are identified in the 1993 Citywide Historic Resources Survey as potential local and National Register historic landmarks.

6. *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.*

The setting of the property at 1300 Los Robles Place is unique in that the home sits on a high promontory of the Ganesha Hills and was designed to fit within a narrow portion of the property to conform to its natural grade and to take advantage of commanding views of the Pomona and San Gabriel Valleys, and the hills and mountains beyond. Furthermore, the subject property has a unique physical (as well as familial) relationship with the lot located to the east which contains the "sister house" at 1280 Los Robles Place in that the subject property is configured to partially encircle the "sister property" and to conform to the natural contours of the land. Finally, the property possesses a rich mix of landscape/hardscape features also designed to conform to the natural terrain. Such features give the property a unique character and include rock walls, steps, benches and planters; variously paved patios, terraces and arcades; an outdoor fireplace/BBQ constructed of natural rock; and numerous mature trees including many native oaks.

10. *It is one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.*

Besides its outstanding size and location, the subject residence possesses an array of handcrafted architectural features, both interior and exterior, that distinguish it from other Pomona properties, and it can clearly be identified as one of the few remaining examples of a landmark quality property that possesses distinguishing characteristics of the Mediterranean Revival style of architecture with both Italian Renaissance and Spanish Revival influences.

CONCLUSION:

The application requesting single historic landmark designation of the single-family residential property located at 1300 Los Robles Place provides sufficient documentation and information to indicate that the residence is at least 50 years old and meets at least one of the ten criteria for designation, as is required by the City's Historic Preservation Ordinance. In fact, the applicant has provided convincing evidence that the property clearly meets at least five of the criteria. Therefore, staff recommends that the Council adopt the attached Resolution approving Single Historic Landmark Designation (HLD 13-001).

- Attachments -
1. Draft City Council Resolution for HLD 13-001
 2. Application for Single Historic Landmark Designation & Supporting Documents
 3. Zoning Ordinance Sections .5809-13-D and -E
 4. Historic Preservation Commission Report without Attachments, Resolution and Draft Minutes
 5. Vicinity Map
 6. Aerial Photo of Project Site
 7. Site Photos

Attachment 1
Draft City Council Resolution for HLD 13-001

RESOLUTION NO. 2013-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA APPROVING THE REQUEST FOR SINGLE HISTORIC LANDMARK DESIGNATION (HLD 13-001) OF THE SINGLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 1300 LOS ROBLES PLACE

WHEREAS, on February 12, 2013, Jeff W. Foster submitted an application requesting Single Historic Landmark Designation (HLD 13-001) of the single-family residential property located at 1300 Los Robles Place;

WHEREAS, the property located at 1300 Los Robles Place is owned by Jeff W. Foster and Dayna S. Foster, Trustees of the Jeff W. Foster and Dayna S. Foster Family Trust;

WHEREAS, for designation of a single historic landmark, Section .5809-13.D of the Pomona Zoning Ordinance requires that the Historic Preservation Commission find that the subject residence is at least fifty years old, or of exceptional quality, and meets at least one of ten criteria for designation;

WHEREAS, for single historic landmark designation, Pomona Zoning Ordinance Section .5809-13.E states that the application shall contain sufficient documentation and information indicating how the subject property meets the designation criteria;

WHEREAS, the application for single historic landmark designation submitted for the subject property provides photographs, statements, articles and other documents indicating that the subject structure is over fifty years old and clearly meets at least five of the criteria for designation;

WHEREAS, the Historic Preservation Commission has, after giving notice thereof as required by law, held a public hearing on May 1, 2013, concerning the requested single historic landmark designation and carefully considered all pertinent testimony and the report offered in the case presented at the public hearing; and

WHEREAS, on June 10, 2013, the City Council of the City of Pomona carefully considered the Historic Preservation Commission's recommendation, all pertinent testimony and the report offered in the case concerning Single Historic Landmark Designation Request (HLD 13-001).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. That the City Council has determined that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed single historic landmark designation meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project involves preservation of a historic resource.

SECTION 2. That the City Council of the City of Pomona, California, hereby finds and determines that, pursuant to Zoning Ordinance Section .5809-13 (Historic Preservation), the application requesting Single Historic Landmark Designation (HLD 13-001) of the single-family residential property located at 1300 Los Robles Place provides sufficient documentation and information indicating that the subject residence is over fifty years old and meets designation criteria numbers 2, 3, 5, 6 and 10 as follows:

2. *It is identified with persons or events significant in local, state or national history.*

The residence was designed by locally important architect John Lester Armour for his mother Cora L. Armour, a civically active early Pomona resident, wife and business partner of locally prominent pharmacist/drugstore owner Elmer E. Armour, and grandmother of Richard Armour, a nationally known poet and author. Richard Armour wrote dozens of books and was also a Professor of English at Scripps College and the Claremont Graduate School.

3. *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.*

With its three-levels, over 4,400 square feet of floor area, and 2.5-acre hillside site, the Armour residence is a striking example of the Mediterranean Revival architectural style that was popular in California during the early decades of the 20th century. The eclectic nature of this architectural style is apparent in the mixture of Italian Renaissance and Spanish Revival elements found in the Armour residence. The home's low-pitched red tile roof with overhanging eaves and decorative supporting brackets, smooth exterior stucco siding and lower level arcade are characteristic of the Italian Renaissance style. At the same, the home's asymmetrical massing and façade, as well as its decorative elements such as the tile work, window grilles, elaborate exterior chimneys, wrought iron features of various sorts and numerous balconies, are typical of the Spanish Revival style.

5. *It is the work of a notable builder, designer, landscape designer or architect.*

The subject single-family residence at 1300 Los Robles Place was designed by John Lester Armour, a Pomona architect who also designed the sister house located on the adjacent property to the east at 1280 Los Robles Place, which was itself designated a single historic landmark in 2007. Both houses are landmark examples of the Mediterranean Revival style of architecture with Italian Renaissance and Spanish Revival elements, and are identified in the 1993 Citywide Historic Resources Survey as potential local and National Register historic landmarks.

6. *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.*

The setting of the property at 1300 Los Robles Place is unique in that the home sits on a high promontory of the Ganesha Hills and was designed to fit within a narrow portion of

the property to conform to its natural grade and to take advantage of commanding views of the Pomona and San Gabriel Valleys, and the hills and mountains beyond. Furthermore, the subject property has a unique physical (as well as familial) relationship with the lot located to the east which contains the "sister house" at 1280 Los Robles Place in that the subject property is configured to partially encircle the "sister property" and to conform to the natural contours of the land. Finally, the property possesses a rich mix of landscape/hardscape features also designed to conform to the natural terrain. Such features give the property a unique character and include rock walls, steps, benches and planters; variously paved patios, terraces and arcades; an outdoor fireplace/BBQ constructed of natural rock; and numerous mature trees including many native oaks.

10. *It is one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.*

Besides its outstanding size and location, the subject residence possesses an array of handcrafted architectural features, both interior and exterior, that distinguish it from other Pomona properties, and it can clearly be identified as one of the few remaining examples of a landmark quality property that possesses distinguishing characteristics of the Mediterranean Revival style of architecture with both Italian Renaissance and Spanish Revival influences.

SECTION 3. That based on the above findings, the City Council approves the request for Single Historic Landmark Designation (HLD 13-001) of the single-family residential property located at 1300 Los Robles Place.

SECTION 4. That the City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED AND APPROVED this 10th day of June, 2013.

ATTEST:

CITY OF POMONA:

Anthony J. Mejia, City Clerk

Elliott Rothman, Mayor

APPROVED AS TO FORM:

Arnold Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF POMONA

HLD 13-001: 1300 Los Robles Place

June 10, 2013

Page 4 of 4

I, ANTHONY J. MEJIA, CITY CLERK of the City of Pomona, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Pomona held on the 10th day of June, 2013 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

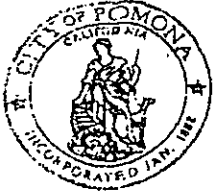
ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California this ____ day of _____, _____.

Anthony J. Mejia, City Clerk

Attachment 2
Application for Single Historic Landmark Designation and
Supporting Documents



FEB 11 2013

City of Pomona
505 S. Garey Ave., Pomona, CA 91766

APPLICATION FOR SINGLE HISTORIC LANDMARK DESIGNATION

(See accompanying instructions for guidance)

Application No. _____
Date Received _____
By _____

1. Historical Name: None
2. Common or current name: Villa De Los Robles Vita
3. Site Address: 1300 Los Robles Place, Pomona, CA 91768
4. Parcel Number: 8360-025-005
5. Property Owner: Jeff W. Foster and Dayna S. Foster Family Trust
6. Owner's Address: 1114 N. Walnut St Telephone: 620, 242-4672
City: McPherson State: KS 67460
7. Present Use (check what is applicable):
 Residence Commercial Vacant Public Institutional Industrial Other
8. Zoning: R-1
9. Threats to Resource: _____
(enter "none" if no threats exist)
10. Plot Plan Attached 11. Photo Attached
12. Architectural Style: Mediterranean revival
13. Description (describe shape, architectural details, legal description, surrounding buildings, style, etc.):
The main floor floor plan is a U-shaped living area opening to a court yard on the south side (see attachment)
14. Condition (describe state of repair of building):
 Good Fair Poor
15. Major Alterations/Dates (describe & enumerate): Kitchen remodel in 1981 - fixtures and cabinets.
Pool and spa added in 1990. Top of a chimney lowered and rebuilt in 1992.

16. Construction Date (write "F" for factual date and "A" for approximate date): Oct. 1930 to Jan. 1931 - "A"
 Sources: 1. City of Pomona building record 2. County of Los Angeles building description. 3. The progress bulletin 1/15/1931.
17. Original Location (if Moved): _____
18. Architect: John Lester Armour 19. Builder: Cox
20. Historical Attributes: 1300 Los Robles Place reportedly was one of the early homes built in Ganessa (see attachment)
21. Qualifications for Historic Landmark Status (please check what is/are applicable):
- building/structure is 50 years or older
 - reflects special elements of City's cultural, economic, political, architectural or natural history
 - identified with important event/ person, local, state, Federal
 - distinct architectural style, period construction material, craftsmanship
 - work of noted architect, builder, designer, person
 - unique location, view, vista or physical characteristics
 - significant architectural, structural design or craftsmanship
 - similar to other distinctive properties in architectural, cultural or historic motif
 - prime example of an architectural or historical type or specimen

APPLICANT'S/SPONSOR'S AFFIDAVIT

STATE OF CALIFORNIA ;
COUNTY OF LOS ANGELES) SS.
CITY OF Pomona ;

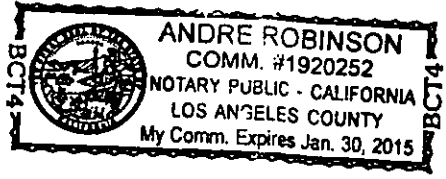
I, Jeff W. Foster BEING DULY SWORN, DEPOSE AND SAY, THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

SWORN TO ME THIS 11th DAY OF February 2013.
By Jeff W. Foster, pointed to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature]
NOTARY PUBLIC

SIGNED: [Signature]
ADDRESS: 1114 N Walnut St
CITY: McPherson, KS
TELEPHONE: 620-242-4672

apomom2.vnn



2
3

Stewart Title of California

RECORDING REQUESTED BY:
Foothill Village Real Estate Corp. - Escrow Div.
Escrow No.: 1504MP
Title Order No.: 482776



WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:
Jeff W. Foster and Dayna S. Foster, Trustees of
the Jeff W. Foster and Dayna S. Foster Family
trust dated September 20, 2004
1114 N. Walnut Street
Mc Pherson, KS 67460

Parcel No.: 8360-025-005, 8360.025-00 7 and
8360-025-008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$1,306.80 , City Tax is \$2,613.60

20 57

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Pomona

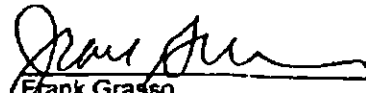

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Frank Grasso and Shella Grasso, husband and wife as community property

hereby GRANT(S) to Jeff W. Foster and Dayna S. Foster, Trustees of the Jeff W. Foster and Dayna S. Foster Family Trust dated September 20, 2004

the following described real property in the City of Pomona, County of Los Angeles, State of California:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

DATED: August 22, 2012


 Frank Grasso

 Shella Grasso

GRANT DEED

60

Parcel No.: 8360-025-005, 8360.025-00

GRANT DEED
(Continued)

State of California
County of San Diego

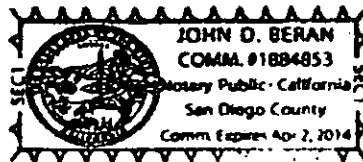
On October 8, 2012 before me, John D. Beran, Notary Public
personally appeared Frank Gasso and Sheila Gasso

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature John D. Beran (Seal)



GRANT DEED

4

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 482776

Escrow No: 482776

The land referred to herein is situated in the State of California County of Los Angeles, City of Pomona, and described as follows:

Parcel 1:

Lot 77 of Tract No. 9687, in the City of Pomona, County of Los Angeles, State of California, as per Map recorded in Book 136, Pages 67 through 70, of Maps, in the Office of the County Recorder of said County.

Parcel 2:

Lot 78 of Tract 9687, in the City of Pomona, County of Los Angeles, State of California, as per map recorded in Book 136, Page 67 et seq., of Maps, in the Office of the County Recorder of said County.

Excepting therefrom that portion thereof lying Easterly of a straight line extending from a point in the Southerly line of Los Robles Place as shown on said Map distant Westerly thereon 10 feet from a common corner of Lots 78 and 79 of said Tract to a point on the Northerly line of Sycamore Place, as shown on said Map distant Westerly thereon 10 feet from the most Southerly common corner of Lots 78 and 160 of said Tract.

Except also that portion thereof lying Northerly of a line extending from a point in the West line of said Lot distant Northeasterly thereon 81.82 feet from the most Westerly corner of said Lot Easterly to a point in the Easterly line of said Lot in the Southwesterly line of Los Robles Place, distant Southeasterly thereon 10.97 feet from an angle point in said line said angle point being the Easterly extremity of that course in the North line of said Lot having a record length of 109.09 feet.

Parcel 3:

Lot 161 of Tract Tract No. 9687, in the City of Pomona, County of Los Angeles, State of California, as per Map recorded in Book 136, Pages 67 through 70, of Maps, in the Office of the County Recorder of said County.

APN: 8360-025-005, 8360-025-007 and 8360-025-008

(End of Legal Description)

Application for Single Historic Landmark Designation

1. Historical Name: None.
2. Current Name: None.
3. Site Address: 1300 Los Robles Place, Pomona CA 91768.
4. Parcel Number: 8360-025-077
5. Property Owner: Frank and Sheila Grasso.
6. Owners' Address: 1300 Los Robles Place, Pomona CA 91768 Phone: c760-525-1953.
7. Present Use: Residence.
8. Zoning: R1 20,000.
9. Threats to Resource: None.
10. Plot Plan Attached: Yes.
11. Photo Attached: Yes.
12. Architectural Style: Mediterranean Revival.
13. Description:

The main level is u-shaped around an open courtyard on the south side. The basement level is rectangular and built into the hill ridge. The upper most level is rectangular and has casement windows and/or french doors on all elevations. The building record describes this residence as a brick, frame, and stucco residence with 4428 square feet and built in an Italian-French style. It's estimated cost to build is listed at \$15,000 and it is perched atop 1.33 hilltop/hillside acres. The record indicates there are four bedrooms, five water closets, 8 rooms, and an attached garage with a single drive in door.

There are 270 degree views of the Pomona and San Gabriel Valleys. The underlying wall foundation building plan is unknown.

Exterior details include a simple asymmetrical Andalusian front facade with a simple classic front door surround. The roof has varied heights and is finished with red clay tiles supported by decorative brackets. The fireplace chimney caps are decorative and there is an original outdoor grill/fireplace on the lower terrace that was designed by the architect, John Lester Armour, based on one he saw in France; this information was reported by the architect's nephew, Richard Armour, in the City of Pomona oral history project.

Application for Single Historic Landmark Designation
1300 Los Robles Pl., Ganesha Hills; page 2

There are wood shutters, french doors, casement windows, wrought iron balconies, and decorative tilework. There is a tree of life mural in North African Tunisia style with its blue/green/yellow color patterns and a decorative carved corbel atop a garden wall. The double groined ceiling with its carved double columned arches are in the arcaded patio. There is a single stone columned arcade, several terraces, and concrete and custom wrought iron window grilles.

Interior details include original wood and tile floors, fireplace details, arches, and passageways between some rooms created by the thick walls. There are various red tiled pattern floors and a hand painted/stenciled ceiling. There is an aspe at one end of a room adorned with tall multipaned arch top windows and the original iron curved drapery rod for this window.

There are several interior staircases as well as exterior stairways. There are built in storage/furniture fixtures, a wall nook drinking fountain, an incinerator, niches, large dressing rooms with interior windows, built in hidden bookcases, original sconces and various ceiling styles. There are many pocket doors including a double pocket door in an upstairs bedroom, one operates as a door and the second door is louvered for ventilation and visual privacy. There is a vehicle turntable in the garage.

14. Condition: Good.
15. Major/^{AND MINOR}Alterations/Dates:
1981; kitchen remodel – fixtures and cabinets per city permit.
1990; pool and spa per city permit.
16. Construction Date: 1930 'A' . Source: City of Pomona Building Record.
17. Original Location: Same.
18. Architect: John Lester Armour.
19. Builder: Unknown.
20. Historical Attributes:
1300 Los Robles Place was one of the early homes built in Ganesha Heights which later became known as Ganesha Hills, according to Richard Armour's oral history and notations made in his book 'Drug Store Days'. Through searching it was apparent it took an extended time to complete due to building funding running out. The Assessor's El Monte Branch Office confirmed the property is classified as an estate property. The original owner, Cora Armour, widow to Elmer E. Armour, had this residence designed by her youngest of two sons, John Lester Armour. At his request, 'I'll build you the most beautiful home in Pomona,

and use only a fourth of the money,' but he actually ended up using nearly all of her money after she sold her property at 124 W Holt in Pomona to The Gas Company because the city was expanding and The Gas Company wanted her large corner lot. John Lester Armour traveled to Europe for architectural inspiration prior to designing this home.

Cora and her husband, Elmer E. Armour, originally moved to Pomona with their four year old son, Harry, from Ohio, when they were respectively 25 and 26 years old and Harry was four. They were a prominent couple in early Pomona in the late 1800s. Elmer was a druggist and Cora and Elmer were active in Pomona civic organizations. Armour's Drug Store was founded in 1890. They owned a large home at the time at 124 W. Holt. They owned one of the early automobiles and operated the first telephone exchange in Pomona in their drug store with Cora overseeing the switchboard and they had a prominent low phone number - '3' out of about 100.

The Armours had two sons, Harry and John Lester. The children attended Pomona Schools and Cora's grandson, Richard, also attended Pomona Schools.

Cora and Elmer owned a horse, Prince, that was kept at the Livery Stable along with their buggy long after the automobile became the normal transportation mode.

Even before the 1800s the Ganesha Hills area is rich in history. Most of the San Jose Hills was part of an ancient volcanic field with evidence of lava flows including in Ganesha Hills. The native tribe of the Tongva people who were hunters and gatherers lived in villages throughout the Pomona Valley for thousands of years into the 1800s; one of their villages was in Ganesha Park near the San Jose Creek where there was water and protection from the elements.

The home has architectural details incorporated with quality craftsmanship. John Lester Armour designed this three story French-Italian residence based on touring Europe...the terraces, the views, the courtyard, the natural pathways, the arcades, the rock and brickwork, and the interior adornments are characteristic of a fine Mediterranean home of the period.

Cora Armour also commissioned a private family mausoleum for her family at the Pomona Valley Memorial Park, 502 E. Franklin Ave, Pomona. This mausoleum is one of two private mausoleums at this Memorial Park. It was built for her immediate family including her mother, stepfather, and brother-in-law, William Vanderbuilt who was an early Pomona three term mayor. The architect, John Lester Armour is buried under the entry of this mausoleum.

The neighboring residence, 1280 Los Robles Place, was also designed by John Lester

Application for Single Historic Landmark Designation
1300 Los Robles Pl., Ganesha Hills; page 4

Armour for his brother's family, Harry and Sue Armour and their son, Richard. Harry Armour was also a druggist and took over his father's Drug Store business when the father, Elmer Armour, died in 1912. Harry and Sue's son, Richard Armour, was educated as a child in Pomona, Claremont Colleges, Harvard, and then returned to teach at Claremont's Scripps College and authored over 50 books.

John Lester Armour also designed the Todd Memorial Chapel at 570 N. Garey as it appears today. The Todd Memorial Chapel and 1300 Los Robles share many of the same features such as the courtyard, the concrete grillwork, the decorative chimney cap, the arcaded cloister, the double carved stone columns, and also some of the interior features such as the drinking fountain in a wall niche and the apse at the end of one of their viewing rooms.

1300 Los Robles ~~hills~~ shouts politely of an era of grand elegant homes with stunning views and the romance and charm of the Mediterranean; Spain, Italy, France, and Tunisia. It is a fine and well preserved historic Mediterranean Revival residence.

21. Qualifications for Historic Landmark Status:

- A. The residence and many exterior features is over 80 years old.
- B. This property reflects special elements of Pomona's cultural history in that it was built at a time when neighborhood restrictions such as an Art Jury's restrictions, and the Ganesha Community Association existed for the benefit and exclusion of persons. The prevailing architecture for the Ganesha Hills tract during the 1920-1930s was strictly Spanish or Mediterranean. When the Ganesha Hills lots were first offered for sale after WWII only one lot sold and it took until 1928 for the public to be interested in a tract in the hills to live in.

The 10-23-1926 edition of the Progress Bulletin stated 'The Pomona public while enjoying the scenic beauty of the hills was evidently not ready to establish homes in a tract so radically different from the flat and rectangular lots they were accustomed to.' The 1300 Los Robles Place hilltop/hillside property shows total acceptance by then for such a residential tract as with other fine homes in Ganesha Hills. The property also reflects Pomona's special economic elements in that it was built in an area of the city marketed as being 'superior for residential purposes' and called an ideal garden suburb residential tract. The hills with their natural setting, estate lots, and forever views sets this property apart from the other area developments of the time.

The planning of the park like setting ^{in Ganesha Hills} was commissioned to the Olmstead Brothers, the best at the time, and well sought out by other communities of the time including Palos Verdes Estates, the Mountain Lake Sanctuary and connecting Country Club in Lake Wales, Florida.

Application for Single Historic Landmark Designation
1300 Los Robles Pl., Ganesha Hills; page 5

New Builders Loan Association of Pomona and its death

Politically the first property owner, Cora Armour, widow of Elmer E. Armour, was involved in civic organizations in Pomona. She was president of the local chapter of the Woman's Relief Corps, the President of the local chapter of W.C.T.U and had a gold star. She was active with D.A.R. Her brother-in-law, William A. Vandergrift was a multiple term Pomona mayor.

Architecturally this home represents one of the prominent residences built at the time in Pomona of a Mediterranean Revival style high on a hill that is in good condition with many significant handcrafted elements in place.

Pomona's natural history reflects well in the site. Most of the San Jose Hills were an ancient volcanic field. Lava flow boundaries have been found to the north near Mountain Meadows Country Club and near Ganesha Park a 500-foot old lava bed was located by geologists. Ganesha Hills early days into the 1800s was that of one of the Tongva peoples' village until a smallpox epidemic occurred. Ganesha Park is an archeological site with a survey record of the University of California (CA-LAN-208) dated 8-29-1968 and is a designated burial site from approximately 1860.

The residence is an outstanding architectural project built for longtime Pomona resident Cora Armour, 68 years old, and was designed by her son, John Lester Armour, 38 years old. This home, in addition to the residence he designed at 1280 Los Robles Place for his brother, and the Todd Memorial Chapel as it looks today, Cora was active in the community besides being one of the first citizens arriving in 1887 by Southern Pacific Railroad with her husband and young son. Her husband, Elmer Armour, was a pharmacist/druggist and founded Armour's Drug Store in 1890 at 124 W. Second Street. His drug store housed the first telephone exchange in the area. Their family mausoleum was built in 1906 at the Pomona Cemetery located at 502 E. Franklin Avenue and is one of two private mausoleums on the grounds. Cora's mother, Louisa Pelton was the first person housed at the mausoleum. The mausoleum wasn't completed when Louisa died in 1906 and was she temporarily laid to rest at the cemetery until the mausoleum was completed. Prior to moving to Ganesha Hills, she resided at 124 W. Holt in a large two story home with her husband who died in 1912 until The Gas Company purchased her large lot. *home of lot*

The architect, John Lester Armour, was schooled in Pomona, and very active in local civic opportunities including the Native Sons and Daughters of the Golden West, the Masons, the American Legion, and enlisted in WWI as a second lieutenant. Cora's older son, Harry, married, was a druggist like his father, and took over his father's drug store in 1912. Cora's step-father, Samuel Pelton, was an Odd Fellow. Her brother-in-law, William A. Vandergrift was a past multi term Pomona Mayor and for a time lived at the Mayfair Hotel in Pomona and he was a member of the Pomona Valley Historical Society. Cora's

Application for Single Historic Landmark Designation
1300 Los Robles Pl., Ganesha Hills; page 6

grandson, Richard Armour, became a famous writer and an English Professor at the Claremont Scripps College and Claremont Graduate School after attending Pomona schools and the Pomona College like his uncles, and went on to Harvard before returning to the area as a professor.

During the 1920s-1930s the Mediterranean Revival style was at its peak of popularity in California after the Panama-California Exposition. This residence has numerous Mediterranean Revival craftsmanship features. This was the preferred architectural style of the period for movie industry professionals, wealthy southern Florida residents, and in southern California. This home has the same tree of life wall mural as Casa del Herrero in Monticito CA which was designed by George Washington Smith. This property also has the same tile on the stair risers as both Casa del Herrero and also El Retiro; Pinewood Estate, at Mountain Lake Sanctuary, Lake Wales, FL. Both of these estates are open for public tour and are considered excellent examples of the Mediterranean Revival style of the 1920s-1930s.

Mediterranean Revival is a culmination of exotic European styles from Spain, Italy, southern France, northern Africa and influences around the Mediterranean Sea. The architect of 1300 Los Robles Place, John Lester Armour, traveled about Europe and used designs he saw on his trips in designing this grand residence. Richard Armour's living history audio through the Pomona Library Special Collections, spoke of the barbeque (fireplace) that his uncle designed after a similar one he was quite fond of he saw in France. Richard Armour further indicated that the cost of this one rock feature was about what an average Pomona home would have cost.

The development of the Ganesha Hills tract dictated that Spanish or Mediterranean styles would be built and the developer, Mr. Nichols stated, "craftsmanship was more important than cost," and this residence is a fine example of high craftsmanship. The Mediterranean style is well adapted to southern California with its mild climate and there was increasing desire to romanticize the faraway places as this residence clearly does.

This residence's primary rooms are single width and the importance given to the materials, details, and craftsmanship is evident. The low profile red tile roof with overhangs and carved supports, the u-shape courtyard design, the stucco walls, the operable wooden shutters, the wrought iron and concrete grilles, the decorative tile, the fixtures, and the orientation to the view all emulate the essence of the Mediterranean home.

John Lester Armour was the architect and son of Cora Armour, the homeowner. This residence shares many features with the Todd Memorial Chapel which was also designed by John Lester Armour such as the courtyard, grille work, interior rooms, fireplace

decorative cap and interior niched drinking water fountain. He also designed 1280 Los Robles Place for his brother's family and shares some similar features such as arches, tile work, stencil work, operable shutters, and a low profile red tile roof with decorative supports. John Lester Armour was born, raised, and buried in Pomona. According to Richard Armour's 'Drug Store Days' John Lester Armour loved Pomona and was also civic minded.

This residence is secluded and located at the end of the street with no street presence. The residence is situated on a hilltop on the western portion of historic Ganesha Hills on the edge of a promontory point with 270 degree views of the city, Pomona Valley, and the San Gabriel Valley. When the area was originally developed it was planted with jacaranda and oak trees and there are several on this lot.

This period Mediterranean Revival residence showcases classical elements of many Mediterranean building cultures with its terraces, courtyard, tiled roof, concrete and wrought iron window grilles, decorative front door, and hand painted ceiling. The arcade area adjacent to the courtyard has simple lined stone columns, while the adjacent arcaded area has double stone columns with highly decorative carved capitals as was used in Spanish building ornamentation. This property has stylistic Spanish and Italian elements which is directly associated with the Mediterranean style.

There are ornate features...the ornamental hand painted gabled ceiling. The custom wrought iron sconces, the carved oversize ceiling beams, the Tunisia style tree of life tile mural, the double groined ceiling in the courtyard loggia, and the sculpted capitals atop double columns supporting open arches. There are artistic carved roof brackets visible at the roof overhangs. The tile surround for the library fireplace is detailed as is the exterior iron flower trim gracing the iron railing adjacent to the kitchen terrace. There's various tile, rock, and brickwork at the porch, the verandas and the courtyard. The garage doors are decorative as is the gate leading to the south path. Built in rock benches, rock retaining walls, the rock barbecue/fireplace, and rock veranda are beautifully designed. The garage and laundry entrance also have elaborate arch, column, and brickwork detail.

The Mediterranean Revival architectural style was popular in southern California between 1915 and the 1930s following the Panama Exposition in San Diego. Mr. Allen P. Nichols, an attorney and a real estate tract developer in Pomona, saw this as a wonderful boom time to Pomona to develop the Ganesha tract and create a cultural garden paradise in the hills of Pomona.

The principal planner of the Ganesha Hills tract was Charles H. Cheney from Palos Verdes who was a leading planning consultant and had worked with the Olmstead Brothers who were very well known and highly sought after landscape and garden planners of the period. Mr. Cheney served as chief planning consultant for many communities such as Santa Barbara

Handwritten notes on the left margin:
- 1280 Los Robles Pl.
- 1915
- 1930s
- 1970s



Handwritten note: This residence which is a beautiful crypt with a framework of its form

Handwritten note: designed by noted planner Charles H. Cheney

Handwritten note: 1970s

Handwritten note: tile, iron trusses, the door

Vertical handwritten notes on the right margin:
- 1970s
- 1980s
- 1990s
- 2000s
- 2010s
- 2020s

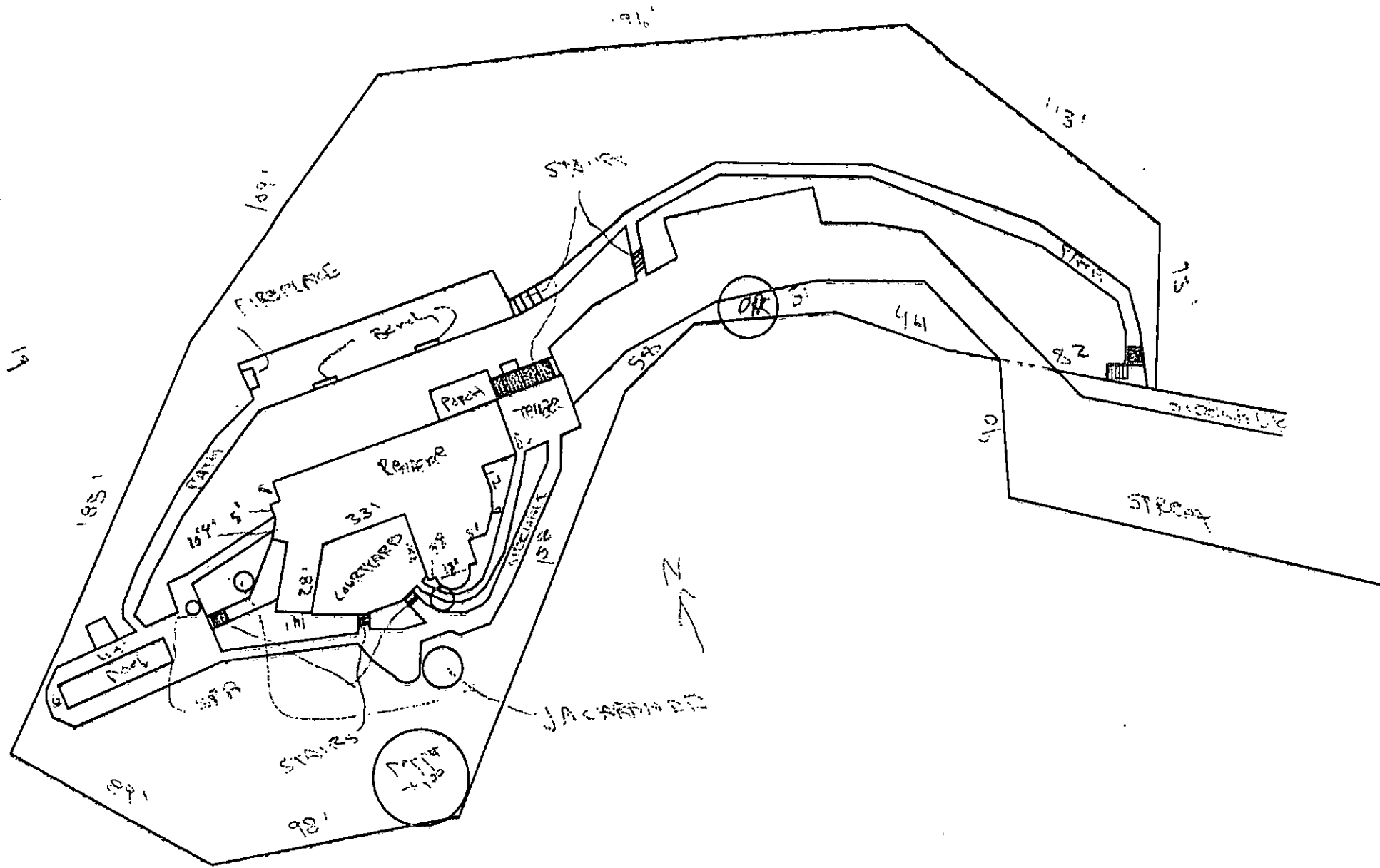
Vertical handwritten note: 1970s

Vertical handwritten note: 1970s

Handwritten notes at the bottom right:
- Charles H. Cheney
- Palos Verdes
- 1915
- 1930s

RESIDENCE of MRS. ELMER E. ARMOUR
COMPLETED 1930





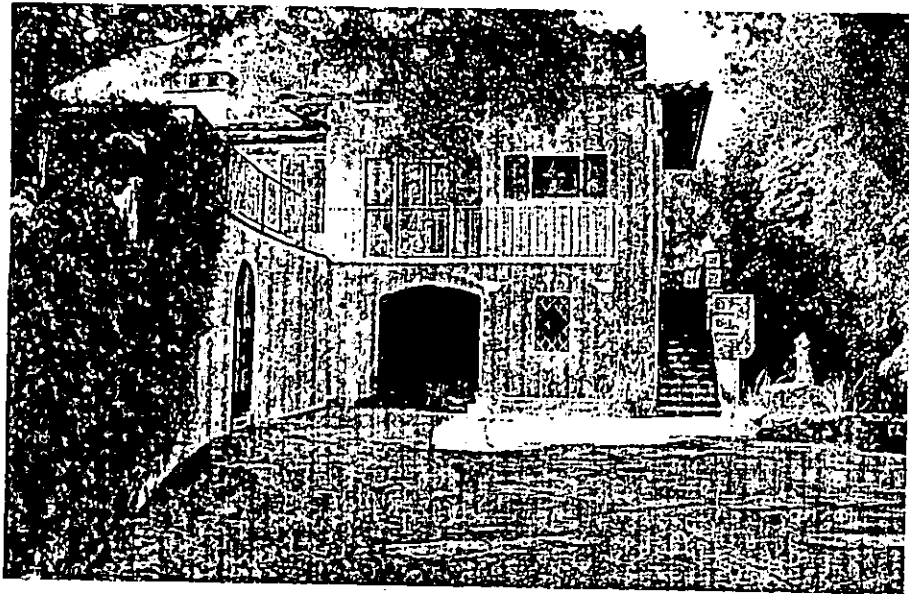


North Elevation



South Elevation

12

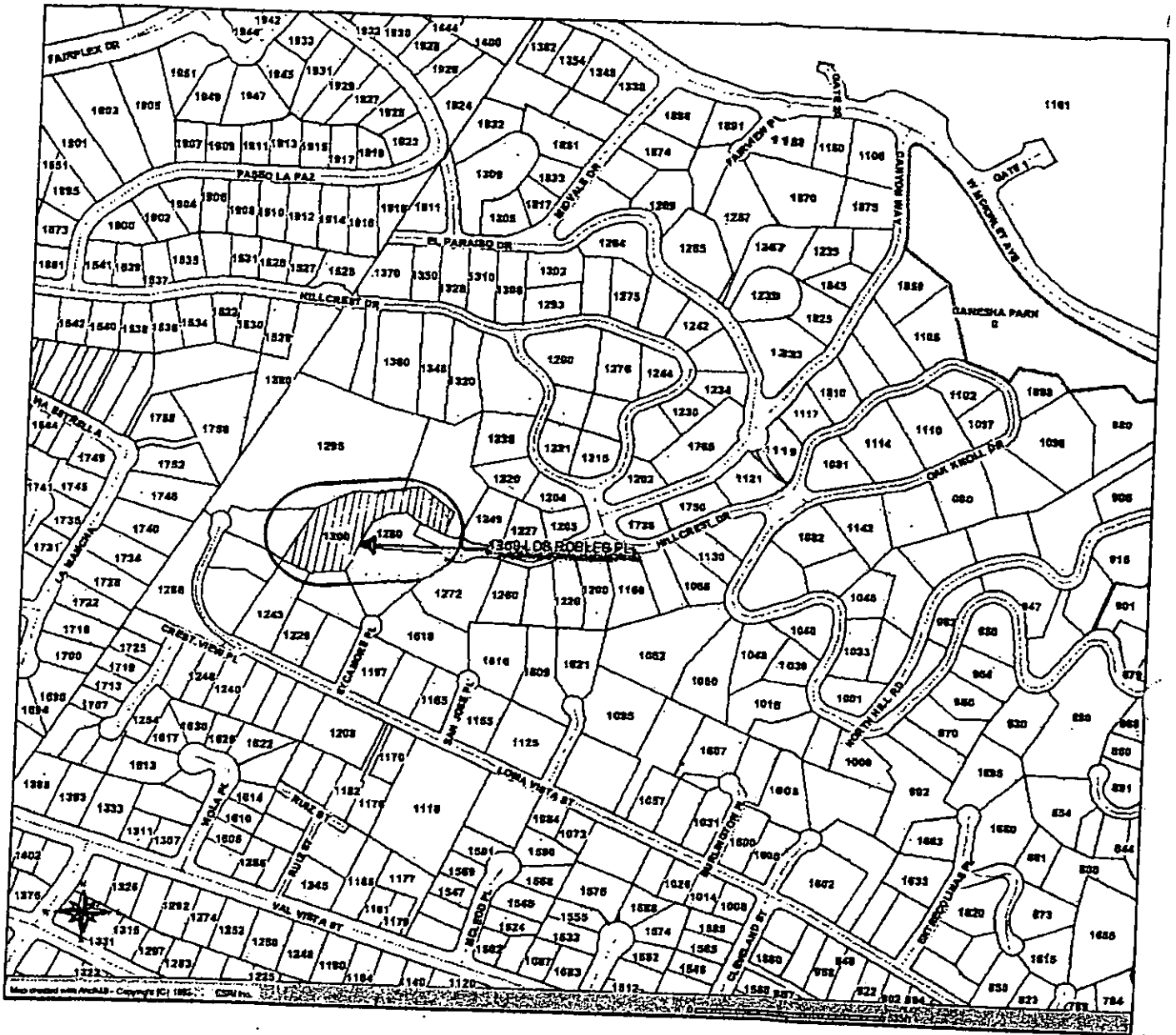


East Elevation



West Elevation

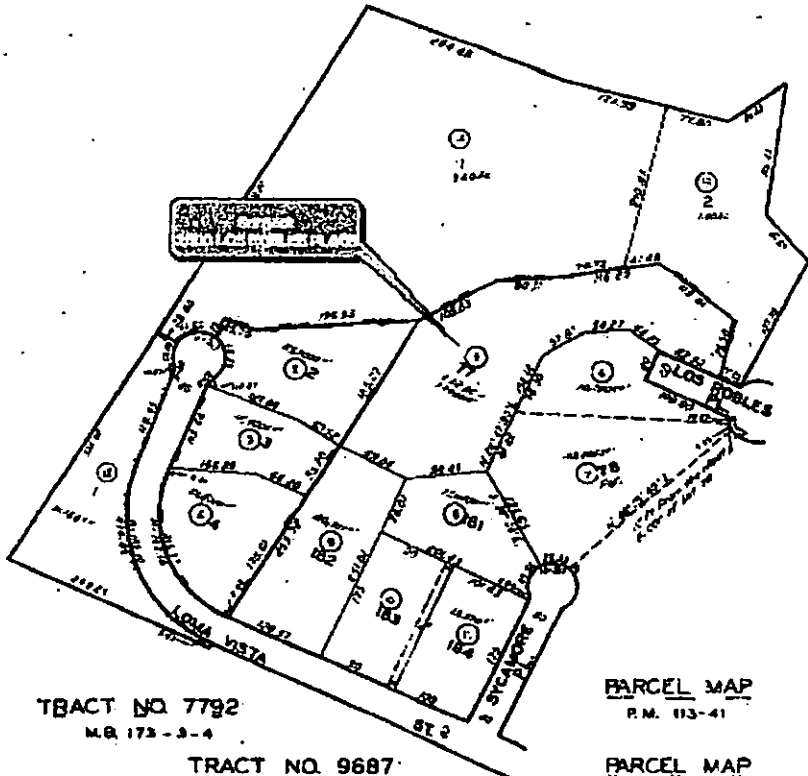
Vicinity Map FOR 1300 LOS ROBLES PLACE, POMONA



Parcel: 8360-025-004
Situs: 1300 LOS ROBLES PL, POMONA CA 91768-1440

8360 25

SCALE 1" = 100'



CODE
7790

TRACT NO 7792
M.B. 173-3-4

TRACT NO. 9687
M.B. 138-67-70

PARCEL MAP
P.M. 113-41

PARCEL MAP
P.M. 61-8

FOR CITY ASSESS. REC.
1980-81

REGISTERED MAP
COUNTY OF LOS ANGELES, CALIF.

Street No. 1300
 Tract 7687

Lot No. 77 Block No. _____
 Examined by Joe Date 8/22 19233

COUNTY OF LOS ANGELES BUILDING RECORD

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1 1/2 "	False Mantel	Cobblestone
Maverick	2 "	Gas Furnace	Brick
California	3 "	Wood	Stone
Bungalow	Stucco	Coal	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel	Number of	Plaster
Church	Frame, Wood	Fixtures	Plaster-Board
School	Adobe	<u>18</u>	Jazz
Store	Plaster on Adobe		Tiffany
Garage	Plaster on Tile		Canvas or Sanitas
Barn			Paper
Shed			Unfinished
Poultry House			Woodwork, Plain
			" Ornamental
			BUILT-IN FEATURES
			Refrigerator
			Buffet
			Patent Beds
			Bookcases
			CONSTRUCTION
			Cheap
			Medium
			Good
			Special

FOUNDATION	ROOF	PLUMBING	INSIDE FINISH
Shed		Number of	Plaster
Flat		Fixtures	Plaster-Board
Tile		<u>18</u>	Jazz
Brick			Tiffany
Concrete			Canvas or Sanitas
Brick			Paper
Wood			Unfinished
			Woodwork, Plain
			" Ornamental
			BUILT-IN FEATURES
			Refrigerator
			Buffet
			Patent Beds
			Bookcases
			CONSTRUCTION
			Cheap
			Medium
			Good
			Special

BATH	LIGHTING	CONSTRUCTION
Tile Walls	Gas	Cheap
Tile Floor	Electricity	Medium
		Good
		Special

BASEMENT	CHANGES ONLY
feet x	No. of
feet x	Cubic Ft.
feet deep	No. of
sq. ft.	Square Ft.
	At \$
	Building Value
	Basement Value
	Heating Value
	Garage Value
	Outbuildings Value
	Total Value
	Physical Depreciation
	Depreciation
	Utility
	Depreciated Value
	Assessed Value

PERMIT	ESTIMATED COST	OWNER'S NAME
No. of Permit	Estimated Cost of Bldg.	Owner's Name
<u>3525</u>	<u>15000</u>	<u>Wright</u>
Date		
<u>497</u>	<u>9950</u>	

PERMIT	ESTIMATED COST	OWNER'S NAME
No. of Permit	Estimated Cost of Bldg.	Owner's Name
<u>3525</u>	<u>15000</u>	<u>Wright</u>
Date		
<u>497</u>	<u>9950</u>	

PERMIT	ESTIMATED COST	OWNER'S NAME
No. of Permit	Estimated Cost of Bldg.	Owner's Name
<u>3525</u>	<u>15000</u>	<u>Wright</u>
Date		
<u>497</u>	<u>9950</u>	

Value \$ 15,000⁰⁰ BUILDING RECORD Permit No. 3525
 Owner Mrs. E. E. Armour Date May 29 1930
 Location 1300 Los Robles Place - Ganesha Hill
 Legal Description Lot 77 - Ganesha Heights
 Building 2-Story Brick Frame & Stucco Residence (86x70x30x14)
2 Rms - Basement Garage - Tile Roof
 Contractor or Builder Day work Fee \$ 30⁰⁰
 O. K. Dates: Trenches 6-10-30 Foundation 6-21-30 Final 11-14-30

ELECTRICAL INSTALLATION

Contractor Cox Type of Work _____
 Wiring—Permit No. B247 Date Oct 28 1930 O. K. 11-14-1930
 No. Lts. 111 Sw. 92 Rec. 56 Range Power _____
 Fixtures—Permit No. _____ No. Fix. _____ Date _____ 193
 O. K. to Edison Co. _____ 193 O. K. No. _____

PLUMBING INSTALLATION

Oct 8-30 5527
Permit No. 5134

Plumber Po. Valley P. Co Date Issued Jan 18 1930

No. Fixtures (17) 1 Bath - 2 Sinks - 5 Closets

5 Sinks - 2 Fl. Aps - 1 Sink & 1 T. Tr.

add low & sink
Inspections: Rough O. K. 10-8- 1930. Finish O. K. 193

GAS INSTALLATION

Installed By Po. Valley P. Co Piping 12-1-30 Appl. 193

Gas Outlets 7 Permit No. 522 Date June 18 1930 O. K. 193

add 1 water heater
in Range - Furnace - Water & 4

No. Appliances 4 Permit No. 804 Date 9-10 1930 O. K. 193

SEWER, CESSPOOL OR SEPTIC TANK

Ceage
Permit No. 5038 Date May 12 1930. Accepted 3-23 1930

Installed By P. Lane

APPLICATION FOR PLUMBING PERMIT

FOR APPLICANT TO FILL IN

Building Address: 1300 Los Roubles

Owner: Mrs Armstrong Tel. No. 620-5012

Mailing Address: Same City: Pomona

Contractor: Pelletier Cabinets Tel. No. 988-4910

Mailing Address: 1656 W 914 St City: Upland Ca.

State License No.: 263210 City (License): Tax No.: 6-2756

INSPECTION RECORD

All work to be inspected and approved before concealing

PERMIT FEES		
NO.	TYPE OF FIXTURE OR ITEM	FEE
	WATER CLOSET (TOILET)	\$
	BATHTUB	
	LAVATORY (WASH BASIN)	
	SHOWER	
<input checked="" type="checkbox"/>	KITCHEN SINK & DISP.	3 00
<input checked="" type="checkbox"/>	DISHWASHER	3 00
	LAUNDRY TRAY	
	CLOTHES WASHER	
	WATER HEATER	
	URINAL	
	DRINKING FOUNTAIN	
	FLOOR--SINK OR DRAIN	
	SLOP SINK	
	GAS SYSTEMS NO. OUTLETS	
	WATER PIPING & TREATING EQUIP.	
	WASTE INTERCEPTOR	
	VACUUM BREAKERS	
	LAWN SPRINKLING SYSTEM	
	SEWER	
	CESSPOOL	
	SEPTIC TANK & PIT	
	PERMIT	5 6 00
	TOTAL FEE	5 12 00

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California. However, if I am subject to Workmen's Compensation laws, I have filed, or have caused to be filed with the City Clerk of the City of Pomona, within the year last past, one of the following:

1. A Certificate of Consent to self-insurance by the Director of Industrial Relations; or
2. A Certificate of Workmen's Compensation Insurance issued by an admitted insurer; or
3. An exact copy or duplicate thereof certified by the Director or Insurer.

I further certify that I am the owner, the authorized representative of the owner, or the properly licensed contractor, and I agree to comply with all City ordinances and State laws. I further certify that I have read the statements contained in this application; that they are true and correct, and that I make this statement under penalty of perjury.

Dated this ninth day of March, 1979, in the City of Pomona, State of California.

Signature of Permittee: [Signature]

APPROVALS

	Date	Inspector's Signature
UNDERGROUND WORK		
WATER PIPING		
GAS PIPING		
TOP OUT		
GAS VENTS		
WATER HEATER		
GAS TEST		
VACUUM BREAKER		
HOUSE SEWER		
CESSPOOL and/or TANK		
UTILITY CO. NOTIFIED		
FINAL	<u>5-7-81</u>	<u>[Signature]</u>

VALIDATION

Fee 27783

Date	Serial No.	Receipt No.	Symbol	Amount

This is a Plumbing Permit When Properly Filled Out, Signed and Validated, and is not Transferable

APPLICATION FOR ELECTRICAL PERMIT

FOR APPLICANT TO FILL IN

TYPE OF INSTALLATION AND PERMIT FEES

Building Address 1300 Los Roubles
 Owner Mrs Armstrong
 Mailing Address Same
 City Pomona Tel. No. 620-5012
 Contractor Pollifer Cabinets
 Mailing Address 1656 W 9th
 City Upland Tel. No. 985-4910
 State Lic. # 263210 City (Lic.) No. 62756

Residential: New <input type="checkbox"/> Existing <input checked="" type="checkbox"/>	Commercial: New <input type="checkbox"/> Existing <input type="checkbox"/>	FEES
Residential Area <u>Yes</u>	Commercial Area	
Service: New <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Relocated <input type="checkbox"/> Additional <input type="checkbox"/>		
Volts	Phase	Lighting <input type="checkbox"/> Power <input type="checkbox"/>
No. and size conductors	Main switch size	amps.
Swimming pool <input type="checkbox"/>	Carnivals & Circuses <input type="checkbox"/>	
Christmas tree lots or other lighted sales lots		
Ranges <u>1</u>	Ovens <u>1</u>	Misc. cooking devices <u>10.00</u>
Number of fixtures <u>1</u>		<u>3.00</u>
Air Heaters	Water Heaters	Misc.
Dishwashers	Garbage Disposals	Driers
Exhaust Fans	Forced Air Units	Space Heaters
Number Transformers	K.V.A.	Number welders K.V.A.
Number Motors: To and including 1 H.P.		
Over 1 H.P. and including 3 H.P.		
Over 3 H.P. and including 8 H.P.		
Over 8 H.P. and including 15 H.P.		
Over 15 H.P. and including 50 H.P.		
Over 50 H.P. and including 100 H.P.		
Over 100 H.P.		
Outlets --- Commercial, Hotels, Motels, Existing Residential, Parking	<u>11</u>	<u>5.00</u>
Floor Duct, Trolley Duct & Contact Rails		
Number Signs	Number Ckts.	Number Outline Lighting Ckts.
Number Time Clocks	No. Flashers	
Number Temp. Poles		
Number Distr. Poles		
Number Distr. Poles		
Miscellaneous:		
	PLAN CHECK	\$
	PERMIT FEE	\$
	ISSUANCE FEE	\$ <u>6.00</u>
	TOTAL	\$ <u>24.00</u>

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation laws of California. However, if I am subject to Workers Compensation laws, I have filed, or have caused to be filed with the City Clerk of the City of Pomona, within the year last past, one of the following:

1. A Certificate of Consent to self-insurance by the Director of Industrial Relations; or
 2. A Certificate of Workers Compensation Insurance issued by an admitted insurer; or
 3. An exact copy or duplicate thereof certified by the Director or Insurer.
- I further certify that I am the owner, the authorized representative of the owner, or the properly licensed contractor, and I agree to comply with all City Ordinances and State laws.
- I further certify that I have read the statements contained in this application that they are true and correct, and that I make this statement under penalty of perjury. At Pomona, CA. on

Date 3-9 1979
 Signature of Permittee [Signature]

INSPECTION RECORD

APPROVAL	DATE	SIGNATURE
Conduit		
Wiring		
Fixtures		
Signs		
Temp. Pole		
Power		
Final	<u>5-7-8</u>	<u>Johnson</u>
Utility Co. notified		

PERMIT NO. 38351 VALIDATION

This is an Electrical Permit When Properly Completed and Validated, and is not transferable. It will expire if work is not started in 120 days, or if work is abandoned for more than 120 days.

DEPARTMENT OF
COMMUNITY DEVELOPMENT
APPLICATION FOR BUILDING PERMIT



P.O. Box 360 - 91765
305 South Garey Avenue
Telephone (714) 620-2377

Building Address		1300 Los Robles		Lot No.	77 Blk.	Tract	9687
Applicant		CALIF POOLS		Mailing Address	143 E. FOOTHILL		Tel. No. 596 2665
Owner		BRYAN		Mailing Address	1300 LOS ROBLES		Tel. No. 623 4017
Contractor		CALIF POOLS		Tel. No.	596 2665		
Mailing Address		143 E. FOOTHILL		City	POMONA		City License Tax No. A460874
Architect or Eng.				Address		State License No. 185102	
Type of Const.	Occ. Group	Use Zone		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Add	<input type="checkbox"/> Alter	<input type="checkbox"/> Repair
Sq. Ft. Size		No. of Stories	2	No. of Units	No. Bedrooms	Valuation \$ 20,000	

This is a Building Permit When Properly Completed and Validated, and is not Transferable. It will expire if work is not started in 180 days, or if work is abandoned for more than 180 days.

CALL FOR ALL INSPECTIONS

All work must be inspected and approved before placing concrete, or concealing framing, electrical, plumbing or mechanical work. A final inspection and Certificate of Occupancy must be obtained prior to occupancy and clearance of connection of utilities.

FINAL INSPECTION DATE 1-31-90
INSPECTOR SIGNATURE *Katrine*

CODE		PL. CK. NO.	N/A
------	--	-------------	-----

LICENSED CONTRACTORS DECLARATION
I HEREBY AFFIRM THAT I AM LICENSED under the provisions on Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class and Number: *DC53125102*
Date: *8-10-89* Sig. *Paul Kelly*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars (\$100.00) or less.)
I certify that in the performance of the work for which this permit issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date: _____ Signature: _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors License Law for the following reason:
(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
(B) I, as owner of the property, am contracting exclusively with licensed contractors to construct the project.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors License Law under Section 7044 B. & P. Code for this reason: (A) (B)
Date: _____ Sig. _____

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there (is)-(is not) a construction loan existant to finance the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name: _____
Lender's Address: _____

WORKER'S COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).
Policy No. _____ Company _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above mentioned property for inspection purposes.
Signature of applicant: *Paul Kelly* Date: *8-10-89*

() Certified copy is hereby furnished.
() Certified copy is filed with the Pomona City Clerk.
Date: *8-10-89* Sig. *Paul Kelly*

CHECKED FOR ZONING
ORDINANCE COMPLIANCE
DATE: *8/10/89* SIG. *[Signature]*

SMIP		56-51190-8526	\$	1.40
		56-51190-8527	\$	
PARK REC TAX	\$			
PLAN CHECK	\$	17.6		80
PERMIT FEE	\$	2.21		
PENALTY	\$			
ISSUANCE FEE	\$	9.9		
TOTAL	\$	408		20

PERMIT NO. *B89-1583*
VALIDATION *[Signature]*

INSPECTION COPY

DATE: _____ SIG. _____

28

DEVELOPMENT DEPARTMENT
APPLICATION FOR BUILDING PERMIT



THE CITY OF
POMONA

P.O. Box 660 - 91769
505 South Garey Avenue
Telephone (714) 620-2371

Building Address		300 Lee Roberts Pl		Lot No.	Blk.	Tract
Applicant		Chimney Jack		Mailing Address	4500 Mountain View	
Owner		Chimney Jack		Mailing Address	1700 Lee Roberts Pl	
Contractor		Chimney Jack		Tel. No.	377-2666	
Mailing Address		4500 Mountain View		City	CA	Zip 90027
Arch/Engr.				Address		State Reg. #
Type of Const.	Occ. Group	Use Zone	New	Add	Alter	Repair
Sq. Ft. Size	No. of Stories	No. of Units	No. Bedrooms	Valuation	\$	

DESCRIPTION OF WORK

Take down a part and rebuild the same per city code

Rebuild top part of chimney

This is a Building Permit When Properly Completed and Validated, and is not Transferable. It will expire if work is not started in 180 days, or if work is abandoned for more than 180 days.

CALL FOR ALL INSPECTIONS

All work must be inspected and approved before placing concrete, or concealing framing, electrical, plumbing or mechanical work. A final inspection and Certificate of Occupancy must be obtained prior to occupancy and clearance of connection of utilities.

FINAL INSPECTION DATE 2.16.92
INSPECTOR SIGNATURE *John Short*

DEVELOP TAX	\$	
SMIP 26 (R)	\$	50
SMIP 27 (C)	\$	
PLAN CHECK	\$	
PERMIT	\$	78 50
TRAFFIC SIGNAL	\$	
PARKS	\$	
ROAD/HIGHWAY	\$	
PUBLIC SAFETY	\$	
OTHER	\$	
PENALTY	\$	
ISSUANCE	\$	9 00
TOTAL	\$	88 00

CODE _____ PL. CK. NO. _____

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM THAT I AM LICENSED under the provisions on Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor's Lic. # 13 559486
Date 7-26-90 Sig. Walter Clarke

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100.00) or less.)

I certify that in the performance of the work for which this permit issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I HEREBY AFFIRM that there (is)-(is not) a construction loan existant to finance the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____
Lender's Name _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractors License Law for the following reason: (A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (B) I, as owner of the property, am contracting exclusively with licensed contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors License Law under Section 7044 B. & P. Code for this reason: (A) (B)

Date _____ Sig. _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 1800, Labor Code).

Policy # 637 Company - 2222
Date 7-26-90 Sig. Walter Clarke

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 7-26-90 Signature of applicant or authorized agent Walter Clarke

CITY LIC. TAX # 42345

PERMIT NO: B90-1671

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the Hazardous Materials Information Guide? Yes No

Will the proposed building or modified facility be within 1000 feet of the outer boundary of a school? Yes No

I have read the Hazardous Material Information Guide and understand my requirements concerning hazardous materials reporting.

Owner or Authorized Agent X _____

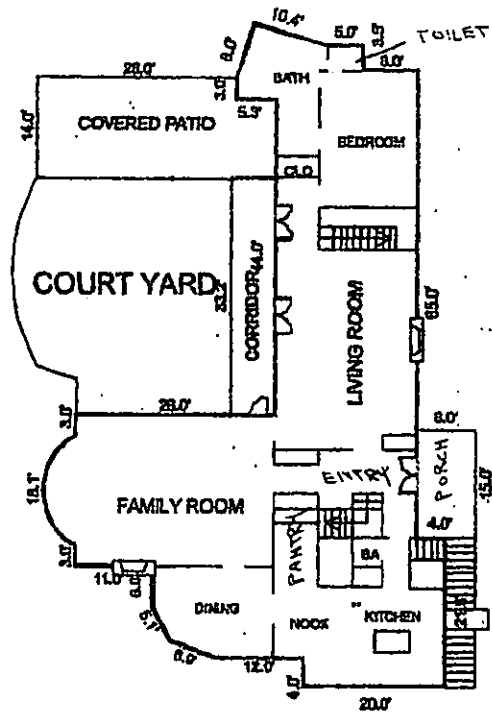
VALIDATION
CITY OF POMONA
26/90 11:03:19 MCC2 5815
B90-1671 88.00
Please Conserve Water

PLANNING USE ONLY:-

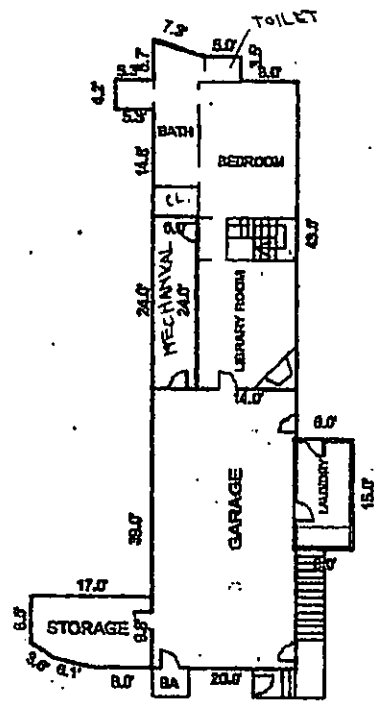
Approved by _____
Date _____

INSPECTION COPY

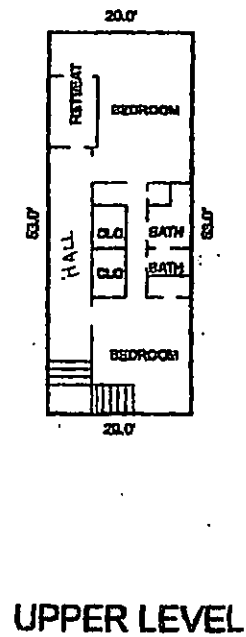
Floorplan



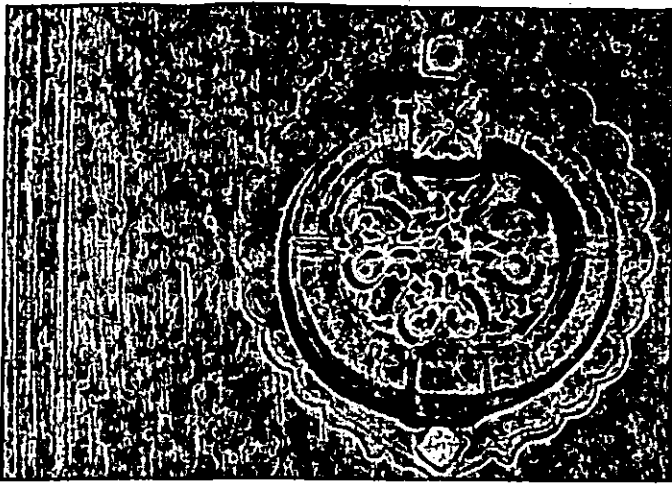
GROUND LEVEL



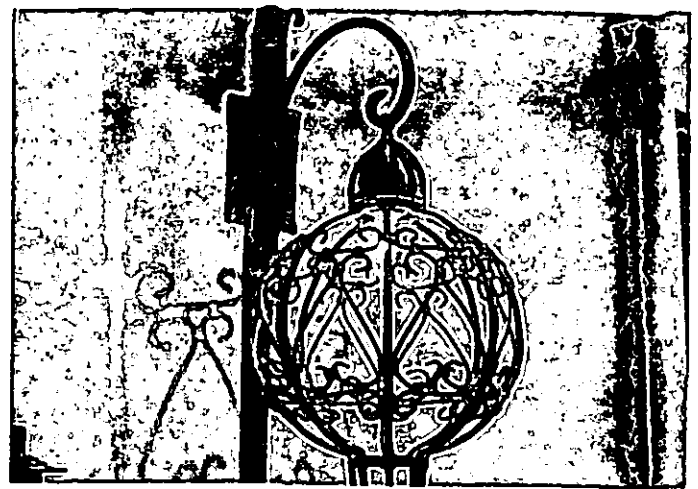
LOWER LEVEL



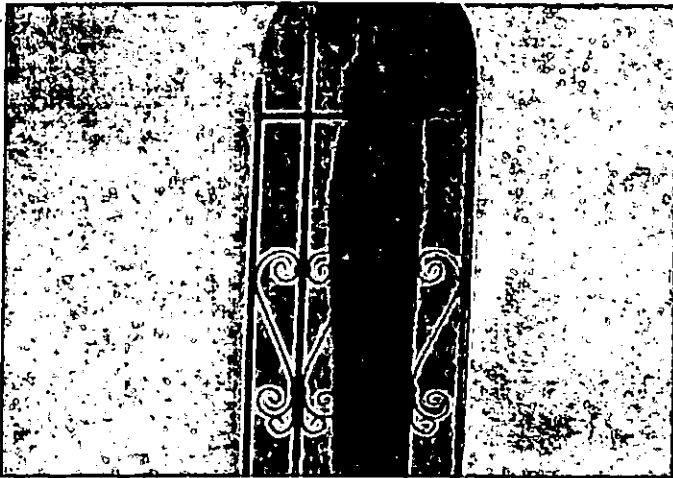
UPPER LEVEL



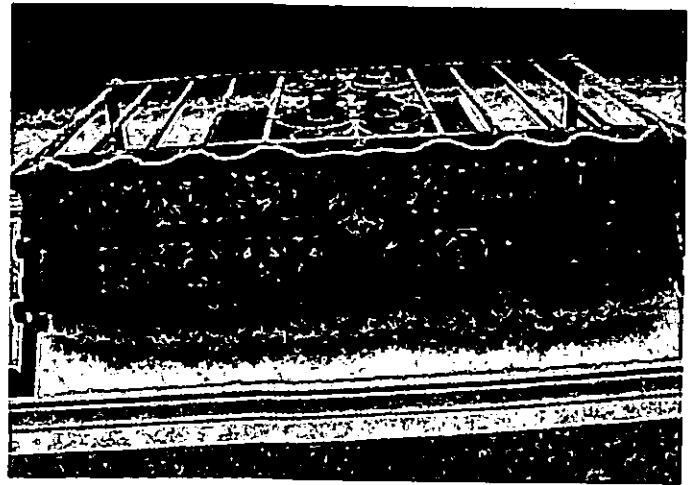
Hardware. Entry Door. Metal. 6/2011.



Moorish Wall Lantern. Entrance. Metal. 6/2011.



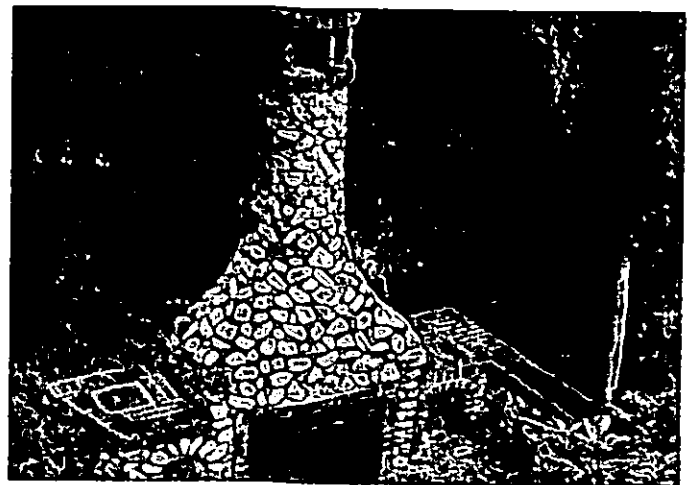
Statue. Entrance. Concrete. 6/2011.



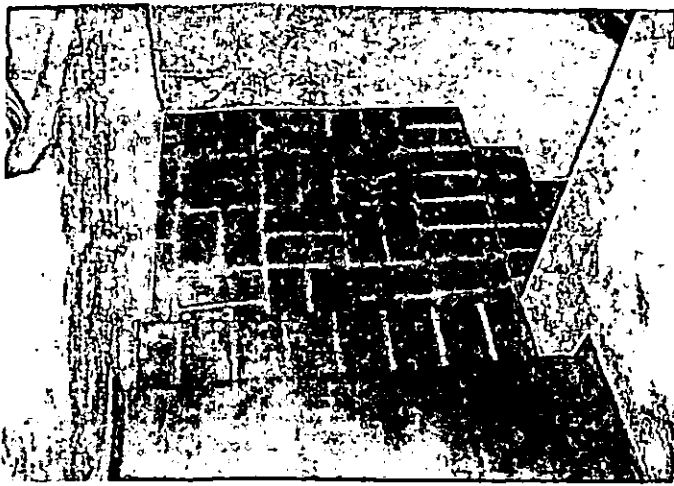
Balcony. Entrance. Metal/Tile. 6/2011.



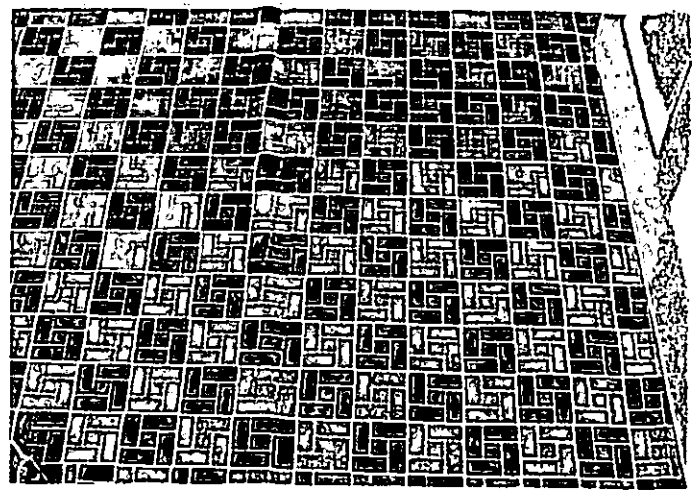
Window Grillework. Various locations. Masonry. 6/2011.



Fireplace. Lower Veranda. Rock/Masonry. 6/2011.



Flooring. Front Service. Tile/Brick. 6/2011.



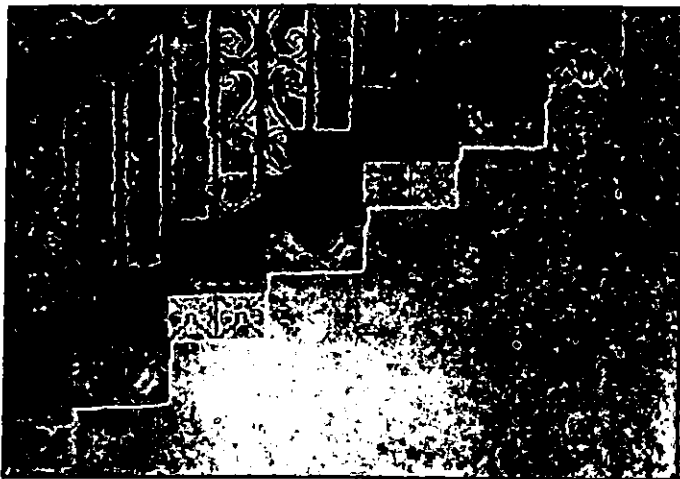
Flooring. Powder Room. Tile. 6/2011.



Column. Courtyard. Carved Stone. 6/2011.



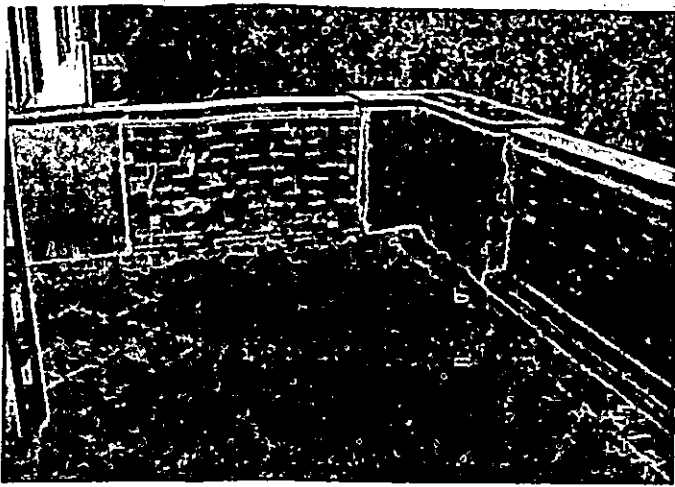
Column. Courtyard. Carved Stone. 6/2011.



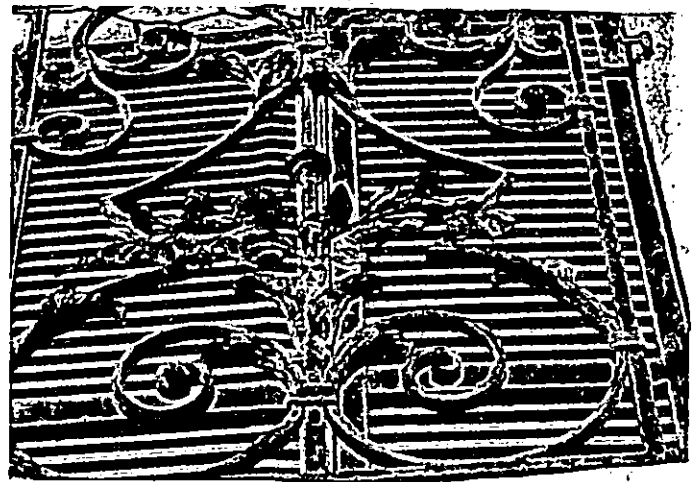
Stair Trim. Entry Reception Room. Tile. 6/2011.



Stair Risers. Entry Reception Room. Tile. 6/2011.



Flooring. Entrance. Tile. 6/2011.



Railing. Kitchen Patio. Metal. 6/2011.



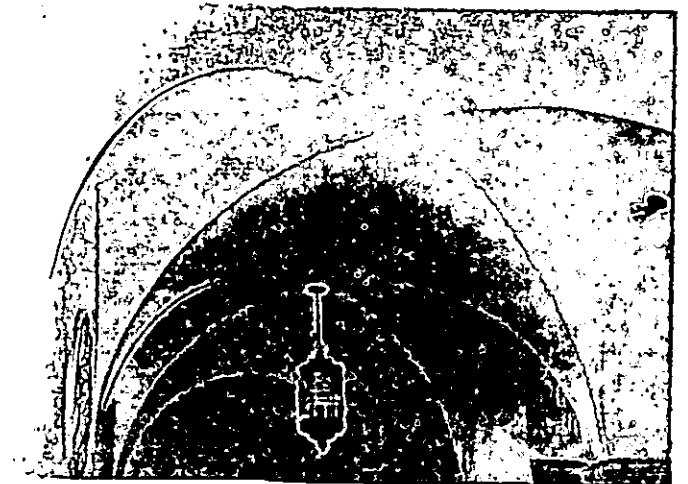
Bench. Lower Veranda. Rock. 6/2011.



Arched Openings. Garage. Stucco. 6/2011.



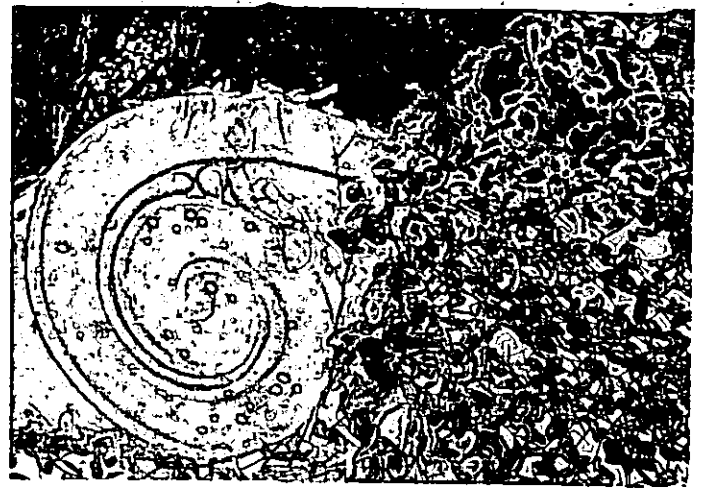
Window Grillework. Loggia. Metal. 6/2011.



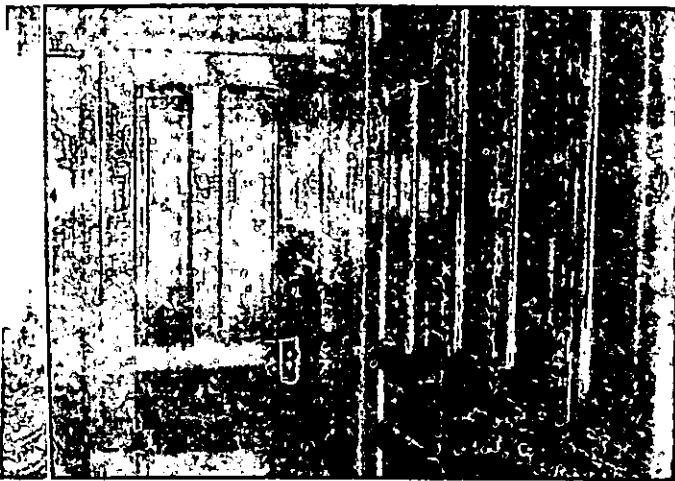
Double Barrel Vaulted Ceiling. Loggia. Stucco. 6/2011.



Window Grillework. North Elevation. Metal. 6/2011.



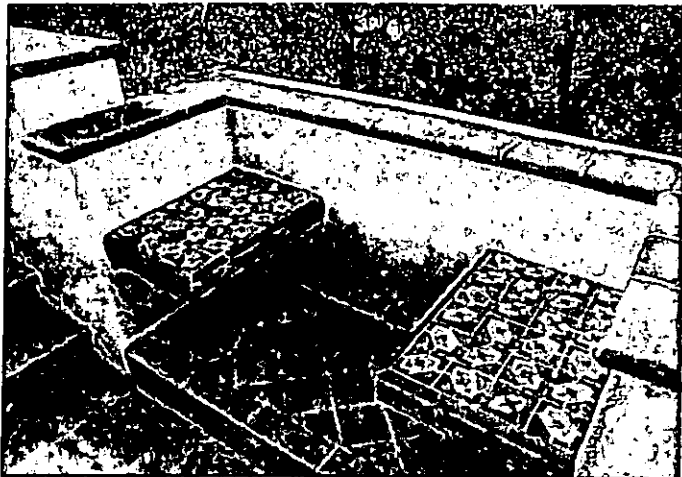
Volute. Front Garden. Carved Stuccowork. 6/2011.



Woodwork. Pantry. Quarter Sawn Oak. 6/2011.



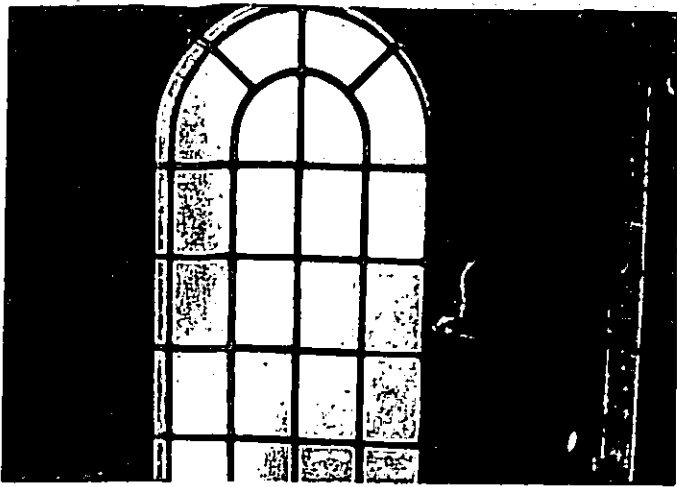
Flooring. Hall. Wood. 6/2011.



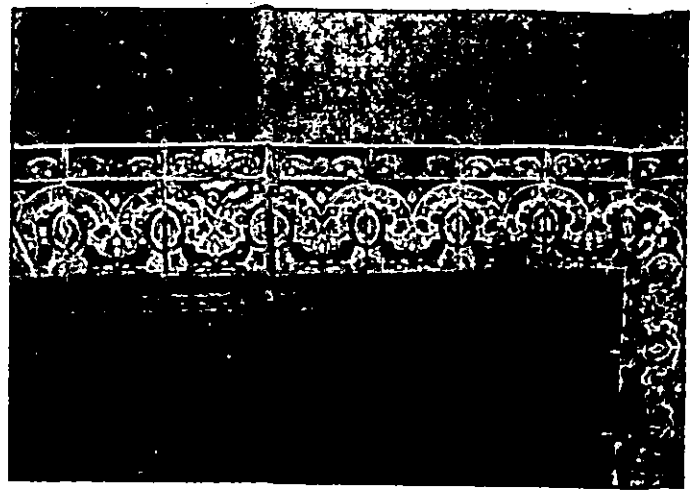
Seating. Porch. Tile. 6/2011.



Tilework. Bathroom. Tile. 6/2011.



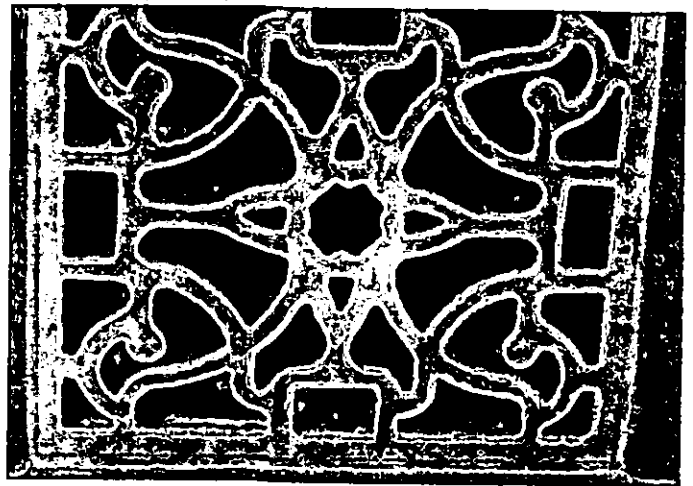
Window. Main Floor Bathroom. Stained Glass/Lead Mullions. 6/2011.



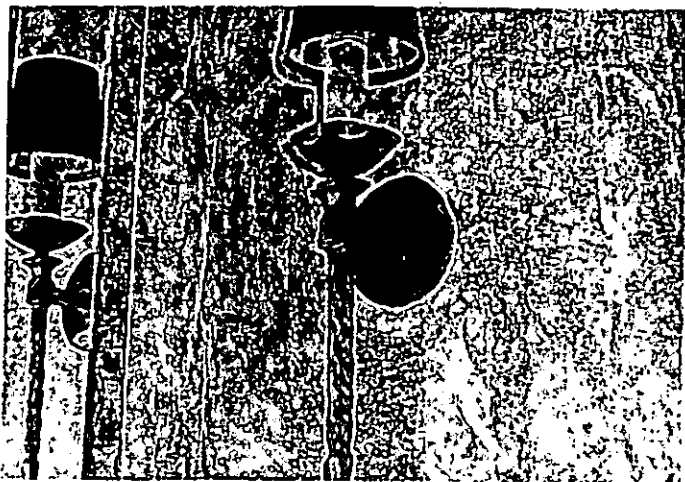
Tile Surround. Current Family Room Fireplace. Tile. 6/2011.



Ceiling. Current Family Room. Painted/Stenciled. 6/2011.



Ventilation Grille. Entry Reception Room. Metal. 6/2011.



Sconce. Main Floor Powder Room. Metal. 6/2011.



Drinking Fountain. Main Floor Passage. Tile/Metal. 6/2011.

ELMER ^{and} CORA MOVED TO POMONA FROM OHIO IN 1887. IN 1930 CORA HAD A LARGE MEDITERRANEAN HOME BUILT IN GANESHA HILLS ON A WEST SIDE HILL TOP.

Below, taken about 1876, is a view looking Northwest to the First Railroad Station at 1st and Main St., built about 1875. In the distance are the Ganesha Hills at the foot of which is seen the Historic Oak where, on the Feast Day of Saint Joseph, March 19, 1837 the first Christian services in Pomona Valley were held and the land of the Rancho San Jose was blessed.

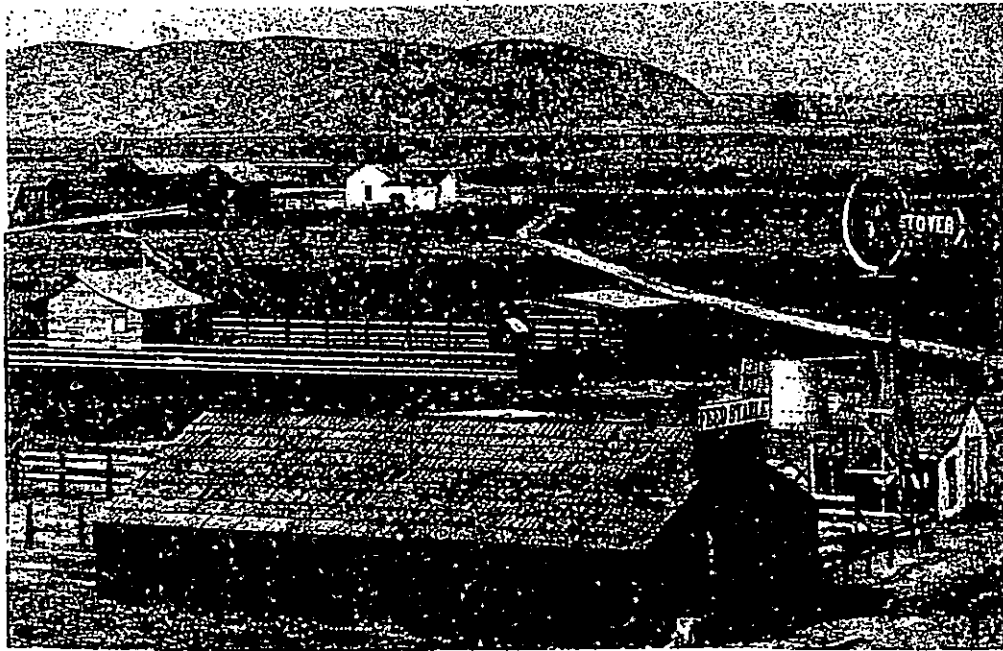


PHOTO and CAPTION SOURCE - "THE STORY OF OUR POMONA" PRIVATE COLLECTION.

ELMER and CORA ARMOUR OPERATED THE FIRST POMONA VALLEY TELEPHONE EXCHANGE AT THEIR DRUGSTORE 1906



THERE were not so many opportunities for wrong numbers in the early days for the first Pomona telephone system had only 394 subscribers. It was organized upon a cooperative basis entirely by local Pomona citizens and was incorporated as the Pomona Valley Telephone and Telegraph Union. The first telephone exchange was located in the Elmer E. Armour Drug store. Pictured above is the Pomona switchboard and operators of 1906, and to the right is a copy of the first directory issued by the Pomona Valley Telephone and Telegraph Union in September, 1903.

Home Phone Directory

ADVISORS AND CONTRIBUTORS:
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 H. A. PARKER, Secretary
 A. J. DANIELS
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 THOMAS W. BAKER
 H. W. GILES

Published monthly, beginning July and a supplement at the discretion of the board of directors.

101. Adams, Henry, Dr.	102. Adams, John, Dr.	103. Adams, John, Dr.	104. Adams, John, Dr.
105. Adams, John, Dr.	106. Adams, John, Dr.	107. Adams, John, Dr.	108. Adams, John, Dr.
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297. Adams, John, Dr.	298. Adams, John, Dr.	299. Adams, John, Dr.	300. Adams, John, Dr.

USE HOME PHONES

FROM 'THE STORY OF OUR POMONA' - PRIVATE COLLECTION

1927-1928
POMONA PHONE DIRECTORY

**G
E**

**Auto
Repairing
Accessories
Gasoline
and
Oils**

**Distributors
AJAX
and**

**SAMSON
TIRES
U.S.L.
BATTERIES**

**Phone
1741
NIGHT PHONES
1622 and
1743
SAN DIMAS,
CAL.**

Arbuthnot Clara E r385 Bent
Arbuthnot Mary F h385 Bent
Arbuthnot Percy A rancher r385 Bent
Arbuthnot Rachel G r385 Bent
Arbuthnot Saml A (Cora A) orange grower h1037 San Bernardino av
Argleben Chas T r215 Columbia av
Argleben Sarah h217 W Pearl
Arland Chas W (Bell H) h305 W Alvarado
Arland Emma E r305 W Alvarado
Arland Josephine M music tchr 305 W Alvarado
Armbrust Blanch mlr r1030 S San Antonio av
Armbrust Frank H (Florence E) carp h1080 S San Antonio
Armbrust Fred (Jennie) carp h410 E 9th
Armbrust Fred M clk r410 E 9th
Armitage Jos (Rose) lab h330 W 9th
Armitage Percy C (Laura M) photog 281 S Main h312 W 5th av
Armour Cora L (wid E E) h194 W Holt av
Armour Harry W (Sue; Armour's Drug Store; Peirsol Drug Co) h305 Columbia av
Armour John L r194 W Holt av
Armour Richd W r305 Columbia av
ARMOUR'S DRUG STORE, Harry W Armour Prop. Drugs, Sundries, Cigars, Toilet Articles 153 W 2d, Phone 1881
Armstrong Burton (Fessie) h208 S Palomares
Armstrong Clyde r208 S Palomares
Armstrong Grace M r1459 N Gordon
Armstrong John (Juliette) carp h1175 W 4th
Armstrong Mary G tchr Pomona Jr College & Sr High Sch r389 E Pasadena
Armstrong Nelson h403 N Park av
Armstrong Sallie r510 W Monterey
Arnett Saml (Hannah) lab h960 W 1st
Arnold Abby T h1636 N Garey av
Arnold Chas K (Emily C) electn h579 Mountain View av
Arnold Claude C (Zoe) rancher h736 E 9th
Arnold Ella (wid J F) h1214 W 3d
Arnold Geo (Mary) h835 S Garey av
Arnold Luels clk r631 N Towne av
Arnold Mary (wid Zach) h484 S Locust
Arnold May V (wid C H) h631 N Towne av
Arnold O lab Pomona Mfg Co r526 W Monterey
Arnold Sallie B Mrs r353 N Gibbs
Arnoldt Mary (wid Otto) h540 Bonita pl

**Multigraphing
Rubber Stamps
Addressing and
Mailing**

**POMONA
Rubber Stamp Works**

**146 E. Third
Phone 1057
POMONA**

1927-1928 PHONE DIRECTORY LISTING ARMOUR
FAMILY MEMBERS

CORA (WIDOW OF ELMER). JOHN LESTER (SON & ARCHITECT)~

194 W HOLT AVE. - PRIOR TO HER RESIDENCE AT 1300 Los Robl

HARRY W. (SON & SECOND GENERATION DRUGGIST). SUE (WIFE).

AND RICHARD (THEIR SON)~

305 COLUMBIA AVE

SOURCE: POMONA LIBRARY SPECIAL COLLECTIONS 20 THEIR ADDRESS PRIOR TO 1280 Los Robles

POMONA DIRECTORY

CALL BY NUMBER NOT BY NAME

This Company has four branch exchanges—Claremont, Chino, La Verne, and San Dimas. Separate lists will be found for each exchange. Subscribers desiring connections with these exchanges, call name of town desired; when operator answers, give number of party desired.

For Long Distance call U. S. LONG DISTANCE or PACIFIC LONG DISTANCE

Pomona Carpet Cleaning & Awning Co.

ORIENTAL RUGS A SPECIALTY

We are in line to furnish you with AWNINGS and SLEEPING ROOM CURTAINS

Corner Commercial and Parcels Sts., Pomona

Phone 1286

STINE TRANSFER and STORAGE CO.—PHONE 898 (R. A. STINE)

When Phone is out of order, notify
Trouble Department, No. 31

- A**
- Abelitt Earl H. Carey & Olive 9936
 - Abelitt Walter Vir 1700 S. Garey 9931
 - Abelitt Wm 3932 N. Gordon 2381
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INCLUDES GEOLOGICAL/HISTORICAL FACTS...

I

HISTORICAL BACKGROUND AND LANDMARKS

Prehistoric Visitor

The story of Pomona Valley properly begins with a whale. Not a celebrated whale like Moby Dick nor the one that furnished submarine transportation for Jonah in Biblical times. It probably was just an ordinary whale swimming leisurely about minding its own business when Mount Pomona erupted and it went up or down, as the case might be, in a whoosh of steam and gaseous vapor arising in dense clouds as a river of molten lava flowed into the Pacific Ocean at the Bay of Pomona.

The Miocene Epoch, roughly some five million years ago or, to quote the Indian version of creation, soon after Quo-o-R placed the earth on the shoulders of seven giants and eons before he made Tobohar and Pabavit, their Adam and Eve, may seem a long way back to begin this narrative. But any study of Pomona Valley requires a long look, for as the Pacific Ocean once stopped at its front door and one of its mountains was the Vesuvius of its day so was the valley to stand forth in the ages that followed.

As geologists reconstruct the scene after finding a fossilized part of a whale's skeleton in nearby Stevens Canyon, the ocean once skirted the present western city limits. The land now occupied by Los Angeles, Santa Barbara, Fresno, San Francisco and such nearby localities as Alhambra and Saugus was many fathoms beneath the waves. From San Diego to Pomona only Corona was out of the water. Whether Pomona and the San Jose Hills were a part of the mainland or an island is still problematical.

The ancient volcanic field includes most of the San Jose Hills and a part of the Puente Hills to the south. Boundaries of the old flows, and there are said to be many, indicating intermittent activity, are plainly discerned by geologists in the vicinity of Mountain Meadows Country Club. At one place near Ganesha park the old lava bed is reported to show a thickness of at least five hundred feet and much has been removed by erosion. It is possible that a hill half a mile west of La Verne is the plug of the crater of the prehistoric Mount Pomona.

The terms adopted in reconstructing the bygone age in the Valley are chosen after the fact. The volcanic mountain is called Mount Pomona by courtesy. Ages and ages of prehistoric evolution were to pass before the advent of the Indian, the Spaniard and the American brought the name from Roman mythology.

INTRODUCTION

Many milestones mark the rich history of the area now known as Pomona. The entire valley was originally occupied by the Tongva people, who lived relatively undisturbed for thousands of years. The arrival of the Spaniards in 1769 brought an end to the isolated way of life for the Tongva.

The Tongva people were hunters and gatherers and lived in many villages, generally near streams and rivers, to access a ready source of water. The complex and varied culture of the Tongva was spread throughout the Los Angeles basin. One of the villages was located near today's San Bernardino and Towne Avenues, as there were several artesian wells in the vicinity. Another village was located in today's Ganesha Park near the San Jose Creek.

By 1800, San Gabriel had over 1,000 natives at the mission: 1,953 had been baptized, 869 had been buried, and 396 couples had been married. The Tongva people did not fare well under the control of the mission, as many were forcibly removed from their villages to be Christianized and used for labor at the mission.

The Tongvas worked as laborers on the ranchos and trusted the Spanish people. A smallpox epidemic in 1862 and 1863 almost completely wiped out the native population. It is estimated that when the Spanish settled in what is today California there were 250,000 natives, but by 1910, the native population had dropped to 16,350.

The Spaniards established the first European settlement in the area, Mission San Gabriel, near the San Gabriel River. Flooding destroyed the first mission buildings, and the mission was rebuilt at its present location in 1776. Although San Gabriel was the fourth mission to be built, by 1790, it surpassed all other missions in livestock and farm products. All of the land east of the settlement belonged to the mission, including present-day Pomona.

After Mexico became independent from Spain in 1821, a movement began to reduce the power of the missions. In the mid-1830s, much of the land was freed for private ownership. Don Ygnacio Palomares and Don Ricardo Vejar petitioned Mexican governor Juan Batista Alvarado for 15,000 acres of vacant land, known as Rancho San Jose. On April 15, 1837, the petition was granted, and the two families, with a small herd of cattle, set out for their new home. Don Ygnacio built a small adobe near the present-day Los Angeles County Fairgrounds on the northern part of the land. Vejar built his adobe on the southern part near present-day Cal Poly.

The rancho prospered from the very beginning, as water and food for the cattle were readily available. After the discovery of gold, both Palomares and Vejar gained great wealth from the sale of their cattle to the new residents of the many gold-mining settlements. In the early 1850s, Palomares built a new 13-room adobe on what is today Arrow Highway, formerly Cucamonga Road. The Vejar family built an adobe on the bank of the Pedregoso Creek near where the Phillips Mansion is located today. Later Vejar built a spacious, two-story adobe in what is today the city of Walnut. Vejar's ranch was a working ranch and the center of activity, with a reputation in 1846 for containing "agreeable people fond of festivities and industrious." In 1858, the Vejar Rancho became a stopping point for the Butterfield stage.

SOURCE MRS GALLIVAN - EBELL

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PRIOR TO THE 1800S THERE WAS A TONGVA VILLAGE LOCATED
WHERE GANESHA PARK / GANESHA HILLS IS LOCATED.

HISTORY OF GANESHA PARK IN GANESHA HILLS ... IMPORTANT AREA HISTORY.

Five

GARDEN SPOTS OF THE VALLEY

In 1888, Patrick C. Tonner purchased the land that was to become the first park in Pomona, present-day Ganesha Park. He planted eucalyptus trees, introduced an ostrich farm, and made various other improvements. In 1890, the city purchased nine acres, and that same year, Tonner donated another three adjoining acres. From 1890 to 1914, additional acreage was added to the park until the park grew to more than 60 acres. Tonner named the park after the Hindu god Ganesha, the god of good things and water.

The lush site, which had once served as campsites for Native Americans, is designated as a burial site, with the burials documented through pottery fragments and burial positions to have taken place about 1860. (According to the Archaeological Site Survey Record of the University of California, the site is CA-LAN-208, dated August 29, 1968. The Native American Heritage Commission also recorded the archaeological site.) The cause of deaths is linked to the smallpox epidemic of that time period.

The river-rock stairs and paths that meander through the hills of the park were built prior to 1907 and have endured throughout time. They lead up the steep hill to the lookout point overlooking the Pomona Valley. The park has been said to have the most beautiful view of any place in the world. On top of the hill is a lovely tree with above-ground roots that encircle the hill to form a natural boundary. The circular reflection pool on top of the hill has now been filled with soil and plants.

Soon after Ganesha Park was founded, Central and Lincoln Parks were developed. Over the years, the City of Pomona has continued to add more parks to meet the increasing and divergent needs of the community. The parks have changed from beautiful garden settings for leisurely walking to areas for family cookouts, children's playgrounds, and sports fields. Today there are 6 parks, including Veteran's Park currently in development, and a staff of approximately 120 employees to meet the recreational needs and to provide the care needed for the beautification and safety of the parks.

SOURCE - IMAGES OF AMERICA EARLY POMONA
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Apple, Pearl Mrs	Lycoming 2-4468	Ely, Nr Oaks Chno	Lycoming 5-2936	Asper, K	817
3000 Palm Pl Pma	Lycoming 4-2873	Armstrong, J. S 915 E 6th Pma	Lycoming 2-1453		
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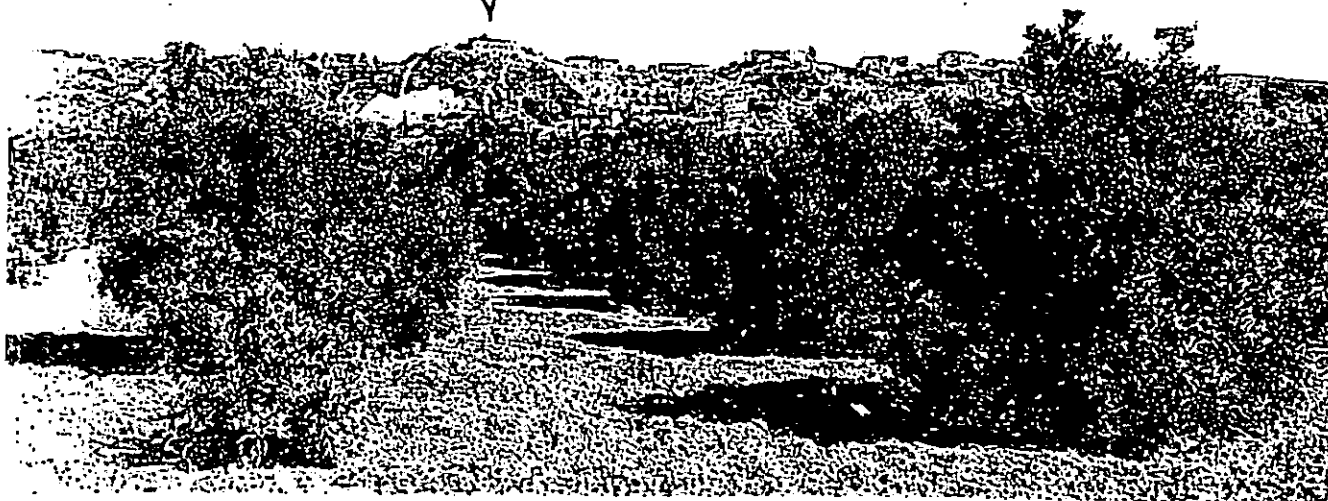


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CITRUS INDUSTRY IMAGES — Ganesha Heights Citrus Groves

Title/Caption/Packing House Name
Ganesha Heights Citrus Groves
Collection ID#
SCP03692
Subject

BANGLE OR MILLS

See Us for
"RESULTS"
P. G. BANGLE
Residence Phone 5763

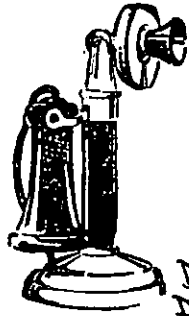
OFFICE PHONE 5907

REAL ESTATE

Rooms 10-11 State Bank
Building, POMONA
L. M. MILLS
Residence Phone 7802

PHONE 195
Pacific Junk and Auto Wrecking Co.

Home Telephone Directory



Pomona, Claremont,
Chino, La Verne
and San Dimas



No. 41 May 1921 to Nov. 1921

DIRECTORY
DATE No. _____

M. A. HANSON, UNDERTAKER
Phone 464
415 N. CAREY AVE.
AMBULANCE DAY OR NIGHT
FIRE-PROOF VAULTS
POMONA, CAL.
Phone 464

Phone 58 Pomona Sanitary Laundry
LAUNDERERS - DRY CLEANERS
550 EAST COMMERCIAL ST.

EST. 1886 — U. S. DEPOSITARY

Capital - \$300,000.00
Surplus and Profits \$175,000.00

— FIRST — NATIONAL BANK OF POMONA

OFFICERS AND DIRECTORS
 CHARLES M. STONE, President W. L. WRIGHT, Vice-President
 W. A. KENNEDY, Cashier
 C. A. STEADMAN, W. S. CAHOON, A. H. LAWRENCE, Asst. Cashiers
 GEO. S. PHILLIPS A. T. CURRIER E. W. REYNOLDS
 A. M. DOLE A. H. TUFTS C. W. JOHNSON A. P. NICHOLS

A & E DRUG | Phone 89

C. B. Afflerbaugh O. H. Edinger Pomona - California

ALLEN P. NICHOLS → OWNER/DEVELOPER OF BANESHA HTS. TRACT
WHERE 1300 LOS ROBLES PLACE WAS BUILT IN 1930.

GANESHA HEIGHTS TRACT

1208 Val Vista
City of Pomona
Ganesha Hills

History

The development of the City of Pomona came in the late 1800's. The closing of the Temple and Workman Bank, as a result of the Panic of 1873, saw the development of Pomona coming to a standstill in 1876. Later, encouraged by renewed growth, the city began to develop. The editor of the Pomona Weekly Times wrote: "By 1886 the hamlet had crossed the urban threshold: it was a city."¹ The area soon to be known as Ganesha Heights was largely developed into citrus groves by Cyrus Burdick who purchased land in the area in 1864.

Burdick is thought to have been the first American to purchase land in the area. In 1926, a group of investors purchased land in the Ganesha Heights area. Ganesha Community Association pamphlet published in 1983 noted that a subdivision tract no. 9687 was recorded on December 6, 1926. The original landholders were Allen P. Nichols, Elizabeth A. Nichols, Ralph E. Gray, Glee W. Gray, City of Pomona, Security Trust & Savings Bank, and Lewis Alfred Lorbeer.² Ganesha Height's name was later changed to Ganesha Hills.

Ganesha Hills was later sub-divided and put up for sale by Allen P. Nichols, who was one of the most influential boosters of Pomona. The first subdivision of tract no. 9687 of Ganesha Hills was undertaken by Allen Nichols who promoted the area a "a country estate with all city conveniences within Pomona City limits." A 1927 Progress Bulletin advertisement titled "Pomona's Ideal Residential Park in San Jose Hills" listed Allen P. Nichols, owner and Harold A. Bartlett, Tract Manager. The Principal planner for the area was Charles H. Cheney of Palos Verdes. Cheney had worked with the Olmstead Brothers to lay out the area of Palos Verdes.

Protective restrictions were imposed by Nichols in the Articles of Incorporation and By - Laws of the Ganesha Community Association. No persons of African and Asiatic descent or others not of the white or Caucasian race were to be allowed from owning, renting, leasing, or occupying

When Allen P. Nichols began to develop Tract 9687 he was a member of the California Bar Association and a practicing attorney in Pomona. Allen P. Nichols was the son of Dr. Benjamin Nichols who came to California and Pomona in 1866. Dr. Nichols purchased an interest in Pomona Land & Water. Allen Nichols studied at the University of Vermont, graduated at Yale Law School in 1891 with a LLB degree.

In 1891 he practiced law with Mr. P.C. Turner and later formed a partnership with Russell K. Pitzer until 1916. Later in 1916 her formed a

¹ Lothrop, Gloria, Pomona: A Centennial History. Northridge: Windsor Publications, 1988, pg. 37.

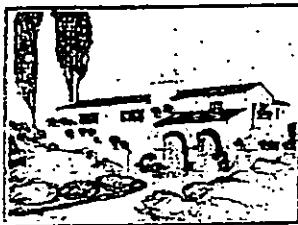
² Ganesha, The Hills and the Park, Ganesha Community Association Phamplet, 1983.

³ Progress Bulletin, Nichols Sees Plan Realized, (No date)

GANESHA HILLS TRACT ADVERTISEMENT

Now—While the Choicest Sites are Still Available You Should Select Your Lot in

GANESHA HILLS



One of the homes now under construction in Ganesha Hills. In foreground is the view of the San Joaquin, each of the residences here is of Spanish or Mediterranean type.

A Country Estate with All City Conveniences—Within Pomona City Limits

Tract Parks

For the comfort and enjoyment of the residents of the tract and to enhance the value and attractiveness of all the homes, several fine areas about 25 acres in all have already been planted with natural tree growth and adapted for intensive development and beautification. These have been transferred to the Ganesha Community Association and will be maintained permanently as playgrounds for use under the control of that association and the city.

Architecture

In keeping with the California setting, the prevailing architectural style will be Spanish or Mediterranean design with a few well adapted to modern California climates, and which will have opportunity developing in this region which has been largely gone.

Roads and Curbs

The fine and beautiful highways leading from the north and the big main thoroughfare will add to the beauty and convenience of the tract. The roads will be paved with the best materials and the curbs will be of the most durable material. The streets will be wide and the sidewalks will be of the best material. The streets will be wide and the sidewalks will be of the best material. The streets will be wide and the sidewalks will be of the best material.

"Pomona's Ideal Residential Park" in San Jose Hills

In every city and in most local communities, there are certain areas which surround themselves as superior for residential purposes, and, properly restricted and controlled, these areas increase in value and attractiveness.

In planning and offering for sale "GANESHA HILLS" adjoining the famous Ganesha Park in the San Jose Hills at Pomona, an effort has been made to build an ideal garden suburb and residential park. This tract commands broad views of Pomona Valley, San Gabriel Mountain range, and the fertile hills and valleys to the northwest and south, and it is close enough to Pomona to have all the advantages of that thriving city of twenty-five thousand people.

When You Visit the Progress-Bulletin Model Home

take the opportunity of driving all around through the hills, see the most attractive homes under construction, notice the many wonderful views—of mountains, valleys and hills.

Only in Ganesha Hills do you find these advantages.

when these lots are gone, there can be no more.

WE ADVISE YOU TO BUY NOW — TODAY!

**ELECTRICITY — GAS — WATER — TELEPHONE
FIRE PROTECTION WITH HIGH PRESSURE MAINS
—all are available.**

**LARGE LOTS, REASONABLY PRICED FROM \$1250 TO \$700
BUILDING RESTRICTIONS RANGE FROM \$3500 TO \$12,000**

GANESHA HILLS

Allen P. Nichols, Owner

Harold A. Bartlett

TRACT MANAGER
Phone 16-461



Beautiful new model home recently erected by the Progress Bulletin in Ganesha Hills, overlooking Pomona Valley.

Your Home in Ganesha Hills is Fully Protected by Carefully Prepared Restrictions

For the protection of those who have in this tract secure desirable restrictions have been established to insure that the development shall be of a high character and that the neighborhood shall be well planned.

The restrictions have been carefully worked out for every part of Ganesha Hills to accomplish the following:

First—to preserve the fine view of mountains, hills, valleys and parks.

Second—to harmonize with the tract the beautiful architectural character of the property situated in the vicinity. Therefore, the single story cottages which are desirable for some lots but which will not harmonize with the character of the buildings.

Third—to insure complete convenience, such as fire protection, drainage of storm water, sewage, water supply and fire hydrants, sidewalks and maintenance of the tract.

The lot lines and the character of the buildings situated on the tract will be subject to the restrictions which are the most attractive, convenient and satisfactory to the most prospective.

SOURCE: PROGRESS BULLETIN - OCTOBER 23, 1928

Development of Tract in San Jose Hills Recounted

NICHOLS SEES PLAN REALIZED

Present Owner First Saw Possibilities for Home Sites 40 Years Ago

By ALLEN P. NICHOLS

It was in 1888 that the late Mr. J. C. Nichols first saw the possibilities for home sites in the San Jose Hills. At that time the hills were a vast, unbroken expanse of oak and pine woods, and the only signs of civilization were a few scattered farms and a few small settlements.

The great water pipe which was laid from the San Jose Hills to the city of Los Angeles in 1888, was the first step in the development of the hills. It was this pipe which made it possible for the hills to be developed as a residential tract.

Mr. Nichols, who was then a young man, saw the possibilities for home sites in the hills and he began to plan for the development of the tract. He was the first to see the possibilities for home sites in the hills and he was the first to plan for the development of the tract.

Mr. Nichols' plan for the development of the tract was to divide the hills into small lots, each of which would be suitable for a home. He was the first to see the possibilities for home sites in the hills and he was the first to plan for the development of the tract.

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INTIMATE GROUPS FOUND IN LIVING ROOM



In the living room there are several intimate group studies, the fireplace, the reading group and the dining table being shown in the background of this picture. On the walls are two beautiful home-made pictures.

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FURNACES USED

(Continued from Page 1)

and dining room, and another larger unit will provide heat for the remainder of the house. One single control, which will operate the boiler furnace, and another master control, operating all furnaces, is installed in the living room. Another master control is located in the main stairwell on the first floor.

The Caldwell furnaces which are manufactured in the Caldwell Iron Works building at Second and Oak streets, Pomona, are being service in every Pomona valley home, store and public buildings. The furnace was invented by Mr. Caldwell a number of years ago, and has proved to be an efficient, practical, economical and healthful heating unit.

Heating of California homes, which a number of years ago was not considered so important as it is in the more rigorous climate of the East, is becoming more and more

important in health, as well as being a fire risk. In California, where it is not necessary to heat in the winter, it is in colder climates, however, depends upon having heat always during the winter months of the year and means, not only to just to heat, but to heat in a way that it is convenient and quick.

Overglaze Gives Outside of Door Antique Effect

The bright green outside trim of the model home has been further enhanced by an "overglaze" which gives the doors and windows the outside an antique finish. After the final coat of paint had been applied, the overglaze was brushed on and then came out with green

CONTRACTOR'S DUTIES LISTED

Wally S. Caldwell Tells Of Construction of Home As Viewed by Builder

During the process of construction of the Progress-Bulletin model home, it has been surprising to note the number of people who have regularly in the city to watch the different phases of construction, and to comment on the various details and their purpose in the building.

From the builder's point of view, there are many things to be done to make up an accurate picture of building. Naturally the contractor is foremost in importance, and the contractor in charge of the construction must know the details of construction. He must also be familiar with all of the other subcontractors on the building in order that the work of each may come in its proper sequence to avoid duplication and interference resulting in delay.

First to consider are the foundation, footings and the foundation themselves. These must be ample to carry the load of the house, and vary with the size of the structure, its roof, the soil on which it is being erected, etc. In building a house of this size, the foundation, which is represented by the Progress-Bulletin model home, the frame work and supporting timbers must be of sufficient strength and construction to carry the weight of the title roof, which in the model home is a dead weight of more than 15,000 lbs.

Protected Against Fire

You will notice as you inspect the Progress-Bulletin Model Home that there are many interesting details which are put into them and will furnish much valuable information. We are glad that the people of the Pomona Valley have seen "the job" watching every step of the building of the model home.

Bronze Finished Hardware Lends Beauty to Home

Hardware of the model home was finished in the Art Hardware Company, 812 First Avenue, Pomona. In selecting the hardware, the contractor was guided by the general architecture of the home.

Natural bronze finish is used in the greater portion of the hardware, which is finished in the Art Hardware Company. In the kitchen the hardware will have small black glass knobs. The front door and paneling will be finished in a natural wood finish. The window frames and sashes will be finished in a natural wood finish. The door knobs and handles will be finished in a natural wood finish.

HOME FINANCING

(Continued from Page 1)

and be covered by sufficient insurance to protect the construction. The contractor should be sure that the insurance covers the full value of the work. The contractor should also be sure that the insurance covers the full value of the work. The contractor should also be sure that the insurance covers the full value of the work.

The Photos

of the MODEL HOME

were taken by

Frasher's

158 E. Second St. Phone 1067

Protected Against Fire

You will notice as you inspect the Progress-Bulletin Model Home that there are many interesting details which are put into them and will furnish much valuable information. We are glad that the people of the Pomona Valley have seen "the job" watching every step of the building of the model home.

CHARLES H. CHENEY - WELL RESPECTED PLANNING CONSULTANT

BEAUTIFUL GAN

Pomona Valley's Choiceest Restri
Tract Where Many Fine Home

1300 LOS ROBLES PL



The two Armaur homes overlooking the scenic slopes of Armaur Hills
At the left is the office of Mrs. Dora Armaur, which is now being
occupied by the son of the late Armaur. The other is the home
of Mr. and Mrs. Harry M. Armaur.

SOURCE: POMONA LIBRARY

Tract ~~where~~



The two Armour homes overlooking the south slopes of Ganessa Hills. At the left is the home of Mrs. Cora Armour, which is now nearing completion. To the right is the home of J. Lester Armour. The other is the home of Mr. and Mrs. Harry W. Armour.

MR. ARMOUR'S HOME - 1200 N. LOS ANGELES BL.
CIR. 1925.

THE RESIDENCE OF J. LESTER ARMOUR - 1200 N. LOS ANGELES BL.

Setting up of Ganesh
Heights Art Jury
1929.

"Section 5. (a) The Art Jury shall be composed of ALLEN P. NICHOLS ex-officio, and of four other members appointed by the Directors of the Ganesh Community Association, of whom three shall be persons engaged in the practice of fine arts; and, in the first instance, these three members shall be EDGAR W. MAYBURY, SUMNER M. SPAULDING and CHARLES H. CHENEY, and, in case a vacancy among these three members occurs, the Directors of the Ganesh Community Association shall appoint his successor from a list of three persons engaged in the practice of fine arts and members of the Southern California Chapter of the American Institute of Architects; and, one member shall be appointed by the Directors of the Ganesh Community Association from a list of three persons nominated by the members of the Association.

Pomona, California, February 1, 1929.

Section 19. (a) To preserve the attractiveness of said property, and to prevent the erection, alteration or maintenance of buildings of undesirable and inharmonious design that would depreciate those near them, there are hereby established and defined for said property certain districts combining the usual architectural forms, as follows:

Type I. Architecture Districts and Type II Architecture Districts, as herein further defined and limited, with location, extent and boundaries thereof as defined and established in Article V hereof or in supplemental declarations of restrictions hereafter filed by the Declarants, or their successors in interest, of record with said County Recorder, provided that further classes of architecture districts may be established and defined in such declarations. No building or structure shall be created, constructed, altered or maintained on said property or any part thereof, except in conformity with the regulations herein provided for the Type of Architecture District in which said building or structure is located, and except as provided in Article III of this Declaration.

(b) A design must be reasonably good of its kind in order to be approved by the Association. A poorly designed example of any sort of architecture, regardless of its nominal "style" or of its cost, shall be disapproved. (c) Materials, colors and forms must be used honestly; actually expressing what they are, and not imitating other materials (such as tin, tile, wood, sheet metal and shaming stone, etc.).

In this hilly country, roofs will be much seen from the street, and their form and color are important to the success and attractiveness of the property. The design of the building must be of such a kind or type as will, in the opinion of the Association, harmonize with its surroundings, including the architectural character of neighboring improvements for which designs previously have been approved.

The word "type" is used rather than "style" because attempts to reproduce "archaeological" or "period" styles will be discouraged.

Section 20. In Type I Architecture Districts, buildings or structures shall conform to the following general requirements and definitions, subject to the discretion of the Association:

Type I shall be that distinctive type of architecture which for two decades or more has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climatic conditions along the Mediterranean.

COLOR: Generally, light in tone (or shades to be approved for each individual case). MATERIALS: Plaster or stucco exterior wall surfaces of a durable construction, or, where they can be afforded, concrete stone or an approved artificial stone are to be preferred. In rare cases an exterior finish of wood or clay products may be approved in Type I districts, but only when treated in harmony with the dominant note of neighboring buildings.

ROOFS: Low roofs are desired in Type I districts, preferably not steeper than thirty

Purpose

Section 3. (a) The following lots of said tract are hereby established as Type I Architecture Districts, as hereinbefore defined and limited: Type I Architecture Districts: Lots 25, 26, 27, 30, 33, 40, 61, 63 to 73 inclusive, 77 to 99 inclusive, 107 to 102 inclusive, 117 to 132 inclusive, 134 to 142 inclusive, 144, 147, 185 and 186 in Tract 9687, and Lots 1 to 12 inclusive, 24 to 28, inclusive, 31 and 34 in Tract 10407.

1300 Los Robles Place, lot 77, is Type I Architecture District.

General Regulations

burnt clay tile, stone or slate of a color approved from sample submitted to the Association in advance of building; provided, that with the written approval of the Association, split faced shingles or shakes with butts at least three-quarters of an inch thick may be used if laid irregularly.

Section 21. In Type II Architecture Districts, buildings and structures shall conform to the following general requirements and definitions, subject to the discretion of the Association: Type II varies from Type I in greater latitude of architectural character. However, where some special local sort of a variant type is made, with the approval of the Association, other nearby buildings may be required to harmonize.

COLOR, MATERIALS and ROOFS: Requirements, in general, are the same as for Type I, with local variations, subject to the approval of the Association. A greater use of wood, brick and clay products in exterior finish may be approved than in Type I districts, with an accompanying latitude in steepness of roof pitch. The maximum allowable pitch in Type II districts shall be forty-five (45) degrees, but preferably less than that.

Describes Type I District

Charles H. Cheney

Mr. Cheney was responsible for the emerging planning movement in the 1920s although his city planning career began prior to this. He was Chairman of AIA City/Regional Planning in the 1930s. Mr. Cheney worked toward California's first planning law in 1915 and was a proponent for developing protective covenants to ensure an area remained beautiful. He often worked with the Olmsted Brothers, landscape architects to create a 'city beautiful'. Some of his works include planning projects in Fresno, the Palos Verdes peninsula, Santa Barbara, Montecito, The Riverside Civic Center, and Ganesha Heights in Pomona. He created 'Art Jurys' to ensure these beautiful areas would remain beautiful. These Art Jurys reviewed requests for building and set our guidelines for the type of finish and construction that would be allowed. Ganesha Heights at its inception also had an active Art Jury and Charles H. Cheney was on this Art Jury for Ganesha Heights.

Charles Henry Cheney

Charles Henry Cheney was born in Rome, Italy, on February 11, 1884, of American parents. He graduated in architecture and engineering from the University of California, Berkeley in 1905. From 1907 to 1910 he studied at the Ecole des Beaux-Arts in Paris. For two years he traveled extensively in Europe, studying city planning in the major cities of France, Italy, Spain, and England. Upon returning to the United States in 1912, he worked in New York for Charles A. Platt, who later became President of the American Academy in Rome.

In 1912 Cheney moved to California's Bay Area and immediately became a public advocate for city planning on the West Coast. He organized a statewide planning conference in Monterey in 1914 and invited civic leaders, chambers of commerce, real estate associations, improvement clubs, architects, and engineers from every city in the state. His draft for the first city planning enabling act in California was passed by the legislature in 1915.

During his career Cheney served as a planning consultant for numerous California cities, including Santa Barbara, Berkeley, Alameda, Monterey, Palo Alto, Long Beach, Riverside, and Fresno. His visionary plan for Fresno was completed in 1918 but was, by and large, ignored. Cheney's brilliant rendering for the Fresno Civic Center is a reminder of the potential of downtown Fresno during the 1920s, the heyday of its architectural development. John Edward Powell's 1986 article, "The Fresno Civic Center: An Architectural History," provides greater detail on Cheney's involvement with the Fresno plan.

Cheney also served as a technical consultant for townsite and subdivision developments in Cerritos Park, Atlantic Village, Palos Verdes Estates, and Rancho Santa Fe in Southern California. Outside California, Cheney worked as a planning consultant for Portland, Oregon; Spokane, Washington; and Chandler, Arizona.

At the time of his death, Charles Henry Cheney made his home in Palos Verdes Estates, California. He died on May 8, 1943.

Written by John Edward Powell
© 1997 John Edward Powell



DAYS

MY LIFE AMONG THE PILLS AND POTIONS

Richard Armour

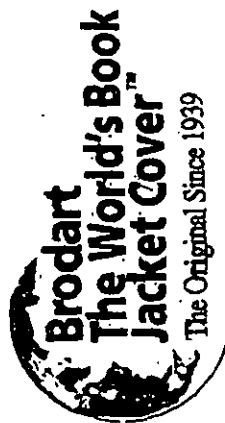
CORA ARMOUR'S GRANDSON

If you can imagine *Life with Father* set in a drug store, you will have some idea of what this nostalgic-humorous book is like. In a remarkable change of pace, but without shortening his stride, Richard Armour has moved from the zany style of his best-selling satires (*It All Started with Columbus, It All Started with Europa, It All Started with Eve, Twisted Tales from Shakespeare, and It All Started with Marx*) to something full of gentleness, warmth, understanding, and subtle amusement. Here he proves that he has both a sense of humor and a sense of humanity.

The old drug store has a fascination for all of us, and in this book Armour re-creates the sights and sounds and smells of the family drug store of his boyhood, in the period from about 1912 to 1918. The reader is taken past the cigar counter

(continued on back flap)

JACKET DESIGN BY Catherine Barnes



(continued from front flap)

with its gas jet burning like an Eternity Flame, past the perfume counter, where perfume is sold in bulk out of glass stoppered bottles. Then back to the prescription room, where our unheroic hero grinds out suppositories, ".30-caliber size," and into the truss room downstairs a place where Armour's father performs mysterious rites which arouse his wife's suspicions.

There are also reminiscences of the movie theatre, where the author performed the incredible task of simultaneously acting as ticket taker, usher, segregator of Spaniards and Mexicans, and Gunga Din for the perspiring pianist, whom he "watered like a plant."

But the real interest in this account is a "semi-idyllic" boyhood is in the people.

Grandmother—a stout lady (with a ledger like bosom on which she could rest the newspaper, her sewing materials, and supply of mints) who domineered her husband and forced him to take refuge in a third-floor hideaway. Father—the saucer-eyed druggist who spent his days leaning on the cash register, pecking mournfully at the sales total. Mother—the compulsive housekeeper who jumped up from the table and caught crumbs before they reached the floor. Uncle Lester—the notable spendthrift whose architectural career began and ended with his building of a mortuary, where his practical joke went a little too far in the Slumber Room. And others, rounding out a gallery—museum—of unforgettable specimens.

This delightful recollection of life in the drug store is autobiography as only Richard Armour could have written it.

CORA

ELMER

HARRY

SUE

JOHN LESTER

behind me. I felt as if I were entering a Chinese opium den and poked my way out again in a few seconds, not wishing to get mixed up in an Oriental spy ring or a tong war.

As for the hallway, its chief feature was a hatrack with an assortment of canes and umbrellas that had been left many years before by callers who, under-
ever returned. There was also a marble-
e on which rested a coconut, still in its
This coconut had been sent from Hawaii
te of Uncle Lester's who lived over there,
brown surface was polished to a high gloss.
in the very same place on the table for
1 years.

ndmother loved her house, it was so big
sive and mysterious. She was the only
d not somehow make small and humble.
would have lived there the rest of her days

Pomona expanded until her corner be-
le business property. The Gas Company
nd would pay a handsome price.

"Let's sell," said Uncle Lester. "I'll build you the most beautiful home in Pomona, and use only a fourth of the money. You can have the rest of it to live on in style."

So my grandmother sold out to the Gas Company, and Uncle Lester kept his promise to build her the most beautiful home in Pomona. Although my grandmother had always been able to look down on people no matter where she was, this new house was on top of a hill and made it easier. She was fond of peering at the people and cars in the streets below.

"They look like ants, don't they?" she remarked with satisfaction, as if it confirmed an opinion she had always held. Her occupancy of the new home on the hill preceded Hitler's rise to power by some years, and she was certain he stole the idea from her when he built his Eagle's Nest at Berchtesgaden. But it was probably only a coincidence of personalities, neither Hitler nor my grandmother being the sort to build a modest cottage in a hollow.

The house was truly elegant, a testimonial to Uncle Lester's vision and architectural skill. It was three stories, French-Italian style, with a fountain in the central courtyard that my uncle modeled on something he had seen at Versailles. To refresh his memory, he persuaded my grandmother to send him back to Europe, and he came home with a suitcase full of sketches and several crates of marble and bronze statues. One of the latter was a statue of an unidentified saint which Uncle Lester had so much trouble getting into its special niche that he called the fellow St. Vitus. Uncle Lester was a great one for a joke.

Mostly, however, Uncle Lester's taste ran to nudes, and a certain marble statue of a completely unclothed young woman gave my grandmother some bad moments.

"It might be all right in Europe," she said, "but I don't think it's quite suitable for Pomona. Don't you think we ought to put on a fig leaf or something?"

"That would spoil it," Uncle Lester said. "You don't appreciate art."

"I do too," my grandmother said a little stiffly. "I

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"I do too," my grandmother said a little stiffly. "I

copy 12/20/22

was just thinking of what the Women's Relief Corps would say when they have their meeting here next spring. Maybe we could have a fig leaf that could just be put on for special occasions, and taken off again."

"Art is something you don't tamper with," Uncle Lester said stubbornly. "Besides, this is a statue of Diana."

"Diana who?" my grandmother asked.

"Just Diana," my uncle said. "She's the goddess of chastity. That's why a fig leaf would be utterly out of place. Practically an insult."

"Well, maybe you're right," my grandmother said. On second thought, she didn't mind upsetting Pomona a little. It might even get into the paper. She could almost see the headline, something like "Local Home Decorated With World-Famous Sculpture" or "Pomonan a Patron of Art." She was beginning to think of herself as Cora de' Medici.

The hilltop location posed one problem, however. So much of the hill was occupied by the house that only a narrow space along one side was left for a road up to the garage, and there was no place to turn around. My uncle ingeniously took care of this by building a turntable, on ball bearings, into the floor of the garage. It was his idea that you would drive straight into the garage, then press a button and an electric motor would turn the turntable around until the car was facing out again.

Unfortunately, all my grandmother's money from the sale of her property to the Gas Company was used up before the house was completed. The living room had a beautiful hand-stenciled ceiling of

Uncle Lester's design, but wires and bare light bulbs stuck out of the walls, for there was not enough money left to buy light fixtures. Several of the bedrooms, otherwise magnificent with their wrought-iron grilles at the windows, looked somewhat less than palatial with rough boards and chicken wire on walls which were never plastered. It was his Unfinished Symphony, my uncle said, coming up with one of his few witticisms which failed to get a laugh from my grandmother.

The electric motor was never installed to operate the turntable in the garage. Guests, who fortunately were few, had the choice of backing down the narrow, twisting road for a hundred yards or driving onto the turntable and letting Uncle Lester turn it by hand. Bracing his feet against the wall, he pushed and heaved against one side of the car while he walked around on the wall, about a foot above the floor, like a 240-pound fly. No one else had either the strength or the knack for it, and I think Uncle Lester must have had glue on the soles of his shoes.

My grandmother may have been impoverished by her new house, but it unquestionably established Uncle Lester as an architect. It also frightened away any possible clients, there being a dearth of millionaires in Pomona. If it was somewhat exhausting for him to push cars around on the turntable, he could always restore his strength and good humor in the kitchen. This was the one room in the house that was completely equipped.

My uncle built one more house for my father, on the hill next to my grandmother's. Forewarned

see last page 90
↓
123

by the example next door, my father held Uncle Lester down to a modest palace, which was finished at almost exactly the time the money ran out. Uncle Lester ran out, too. He packed his suitcase with his one extra shirt and about a hundred blueprints and went to visit a friend in Philadelphia.

"If he ever comes back," my father said, "I'll horsewhip him." Of course he would have done nothing of the kind. Now that Prince had been put away, we had no horsewhip. But it always made my father feel better to say what he would like to do, even if he had no hope of doing it.

Uncle Lester came home again. He knew, from previous episodes, precisely how long it took my father to regain his composure and a modest bank balance.

The taxes and upkeep on our new house kept us poor, but at least we had lighting fixtures. My grandmother, however, was unperturbed when invidious comparisons were made. She might not have lighting fixtures, but she could run her fingers over the top of ours, picking up dust. This was something my mother was afraid to do to her open wiring.

Chapter II

A DRUG STORE should be an excellent place to learn about the facts of life, at any rate better than a grocery or hardware store. Very early I discovered a drawer in the prescription room, the third from the top on the right-hand side, which was devoted to articles that were sold with an air of mystery and wickedness. Whatever these things were, they required no prescription, nor were they kept under lock and key, like narcotics. But there was something special about them.

A man customer who wanted something from this particular drawer would pretend not to see the

SOURCE ~ POMONA HERITAGE 1989 TOUR BROCHURE

COURTESY OF MICKEY GALLIVAN

W E L C O M E

...to Pomona Heritage's fourth annual Old Home Tour, during this Christmas Season. Thank you for accepting our invitation to tour some of Pomona's fine vintage homes; and we hope you will participate and enjoy our other activities we have planned for today's event.

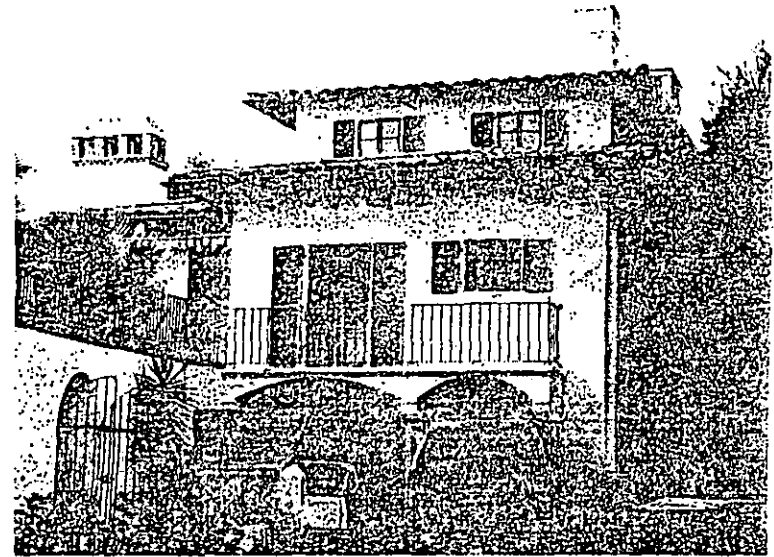
Pomona Heritage is a non-profit organization devoted to the preservation, restoration and enjoyment of Pomona's fine older homes that exemplify a part of the historic architectural or cultural heritage of our community.

* * * * *

Printing Donated By: Z GRAPHICS
Dick Zahniser,
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& Poinsettias Pomona, CA
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POMONA HERITAGE WOULD LIKE TO ESPECIALLY
THANK THE HOMEOWNERS WHOSE HOSPITALITY
AND ENTHUSIASM FOR THE TOUR HAVE MADE
THIS EVENT POSSIBLE.



→ 1300 LOS ROBLES PL.

HOME OF
DR. TOM BRYAN AND MARIE LIPPINCOTT
GANESHA HILLS.

This elegant French Italian home was built in 1930. It was one of the first homes built in Ganesha Hills. The original owner was humorist/author Richard Armour's grandmother. The Armour family owned and operated Armour's Drug Store, one of the only drug stores in Pomona prior to the turn of the century. Armour wrote about this home and his childhood in Pomona in his autobiographical book, Drug Store Days.

The home was designed by Lester Armour, Richard's uncle, who greatly admired European architecture. Its three-story brick, frame, and stucco structure is nestled around a central courtyard. The courtyard retains many original features including the fountain. The covered area on the west side of the courtyard boasts a Della Robbia plaque.

Current owners are Dr. Tom Bryan and Marie Lippincott, who have furnished the home with a blending of Arts and Crafts and Nouveau antique furniture and accents. The living room features a beautiful hand-stencilled ceiling of Lester's design. An L. & J.G. Stickley chair graces this room. A Gustav Stickley high-backed rocker is a recent acquisition which heightens the Craftsman feeling of this room's decor.

The fireplace in the dining room is made of travertine, an Italian limestone. The beautiful antique buffet dates from the mid-1800's and is from Portugal. Underneath the dining room table is an antique Kerman palace rug. Again, note the beautiful and unusual ceiling in this room.

Of note in the downstairs bathroom is the elegant Artesian bath with the original and unique tile.

The study features an Italian tile fireplace and built-in bookcases made of satinwood. The museum quality Craftsman desk is from the Hall Workshops, who made furniture for Green and Green. It has an inlaid "B" monogram and butterfly design on the surface and is a special treasure of the owners. The picture above the desk is of the Elgin National Watch Company in Illinois where Tom's grandfather worked for over twenty-five years. Interestingly, the picture was not found in Illinois, but in West Covina. Also note the unusual hydraulically operated Morris chair, which still has its original leather upholstery.

One of the most unusual and fun features in the house is found in the garage. Because the house is built on a hilltop with only a narrow space for a driveway, Uncle Lester built a turntable, on ball bearings, into the floor of the garage. This allows a car driven directly into the garage to be turned around, so that it faces out again, to drive out of the garage. The electric motor that now operates the turntable was not installed when the house was first built, so the cars had to be turned by hand. There is a delightful accounting of this event in Drug Store Days.

Victorian light fixtures grace the breakfast room and kitchen adding an old-fashioned ambience to these rooms. The kitchen was remodeled just twelve years ago in a style that is compatible with the rest of the house, but still accommodates modern conveniences. Separating the kitchen and the breakfast room is the butler's pantry with beautiful quarter sawn oak cupboards and mahogany pocket doors. Also note the collection of Roseville pottery in the breakfast room.

The main-floor powder room features pictures of the Pomona High School sports teams from 1919. Outside the powder room is an unusual drinking fountain. Even more unusual is the fact that it is in perfect working condition.

As you go up the stairs to the third floor, note the beautiful hand painted tiles. Similar hand painted tiles are found elsewhere in the house and on the grounds.

APPLICATION FOR
ALTERATIONS AND ADDITIONS PERMIT

Department of Building and Safety
CITY OF POMONA

JOB ADDRESS 570 N. Garney
Zone Classification: No.

1-2 For LEGAL DESCRIPTION
Lot No. 7-4 & Sub Tract No. A Tract
Hughes Sub

OWNER Todd Memorial Chapel
Address

Builder or CONTRACTOR Day work
Address

Plans Drawn By Heater Armour
Title Draftsman

TYPE OF CONSTRUCTION
Existing Building Frame & Brick
Occupancy
Addition

DESCRIPTION OF WORK
Alterations to Mortuary
Blg.
Add Preparation Rooms
and SLEEPER ROOMS

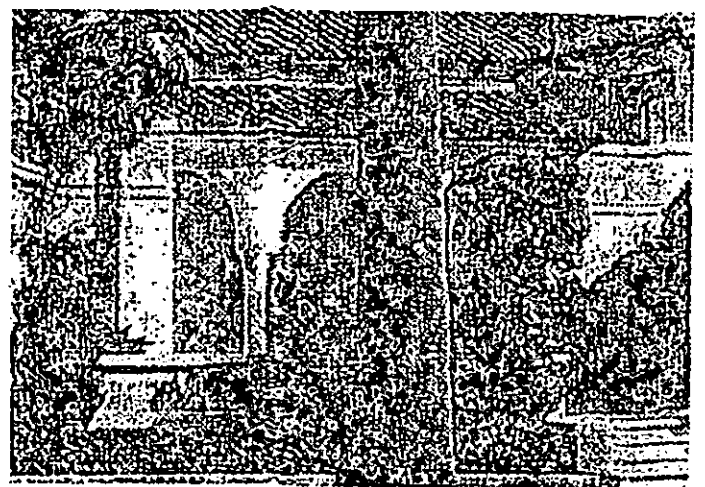
VALUATION OF WORK TO BE DONE - \$ 15,000⁰⁰ FEE - \$ 30⁰⁰

Signature of APPLICANT TODD SERVICES - INC.
By John E. Williams

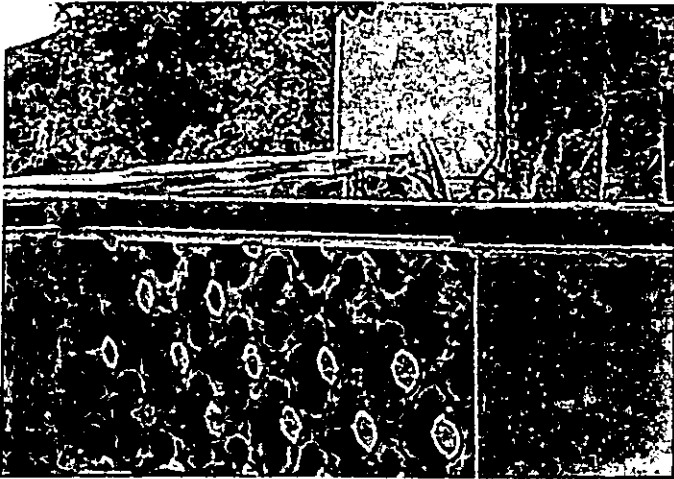
Issued PERMIT NO. 14585 Date 2-12-46
Issued By TR



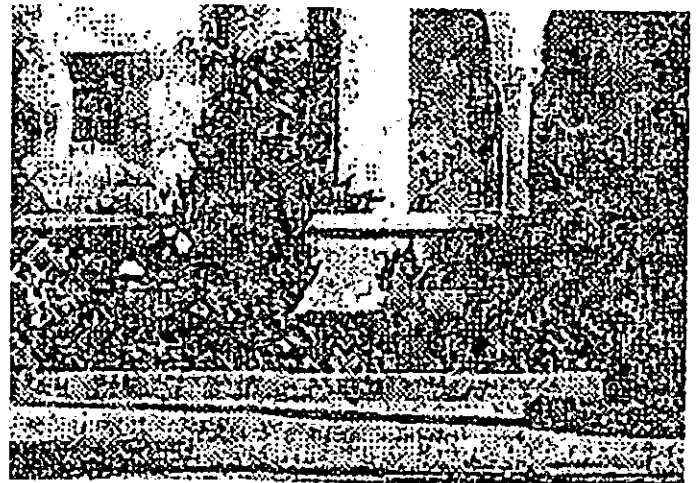
1300 Los Robles Place. Courtyard.



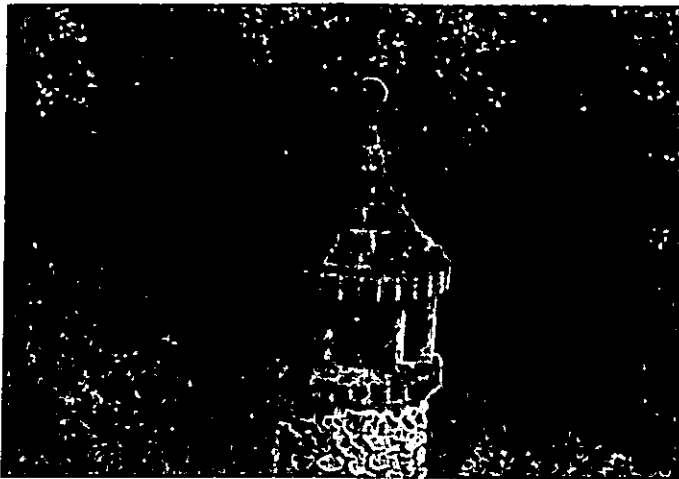
Todd Memorial Chapel. 570 N. Garey Avenue. Courtyard.



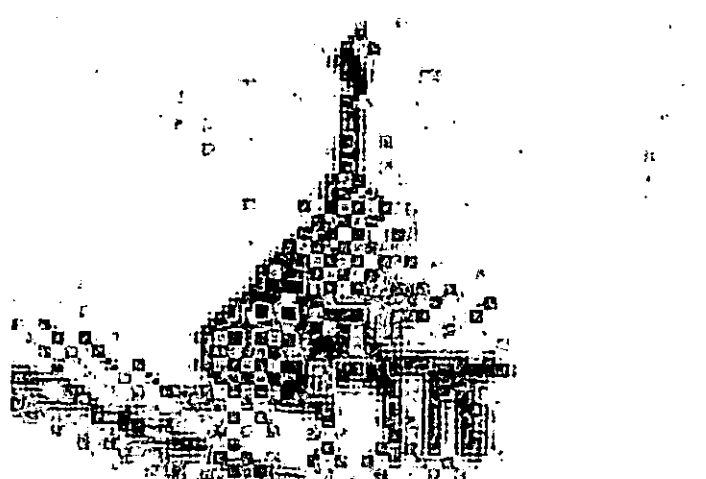
1300 Los Robles Place. Masonry work.



Todd Memorial Chapel. 570 N. Garey Avenue. Masonry work.



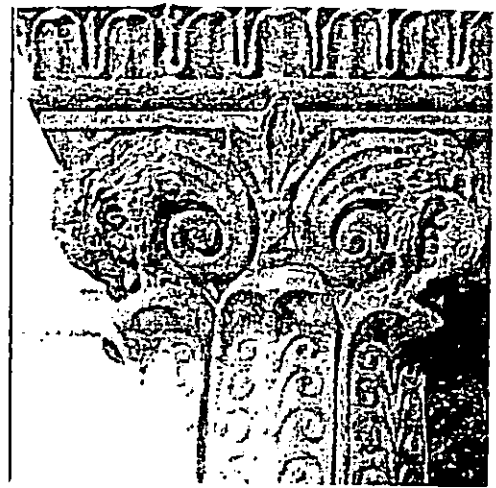
1300 Los Robles Place. Chimney cap.



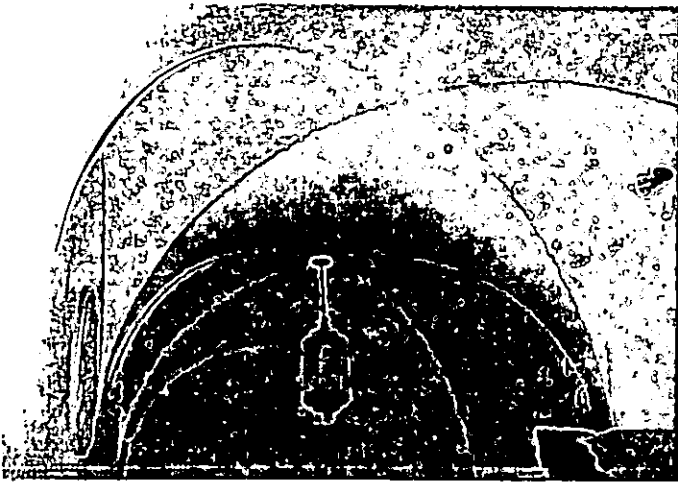
Todd Memorial Chapel. 570 N. Garey Avenue. Chimney cap.



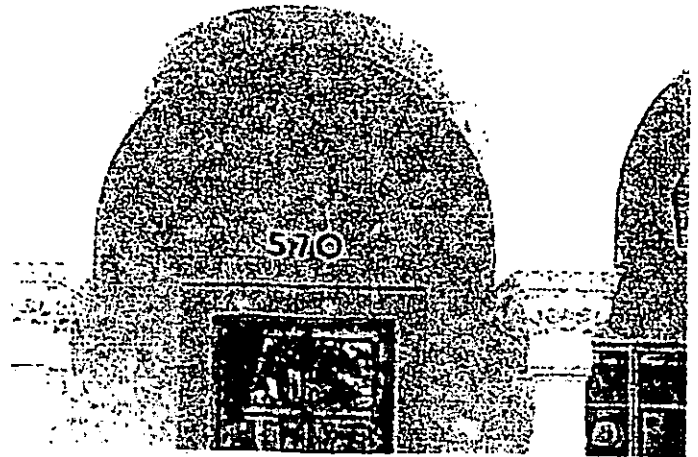
1300 Los Robles Pl. Carved double columns.



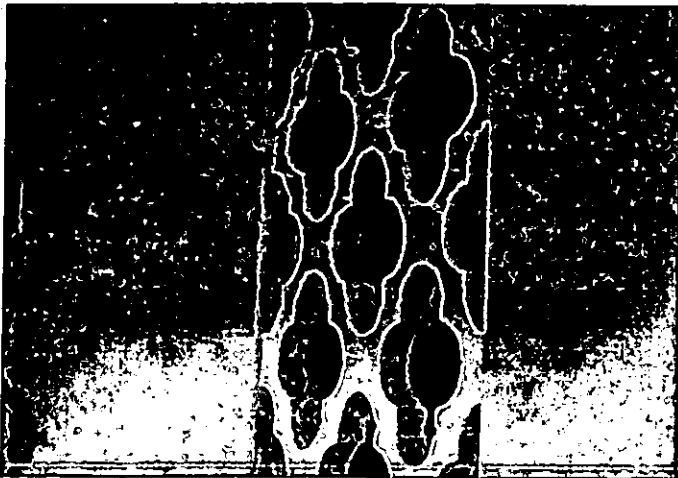
Todd Memorial Chapel, 570 N. Garey Ave. Carved stone double columns.



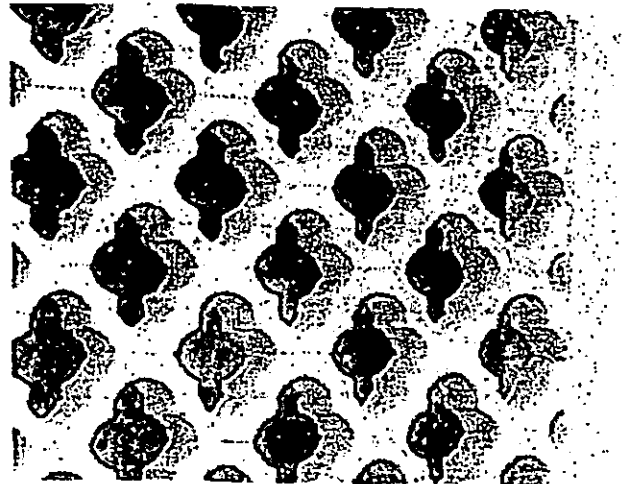
1300 N. Los Robles Place. Double vaulted ceiling.



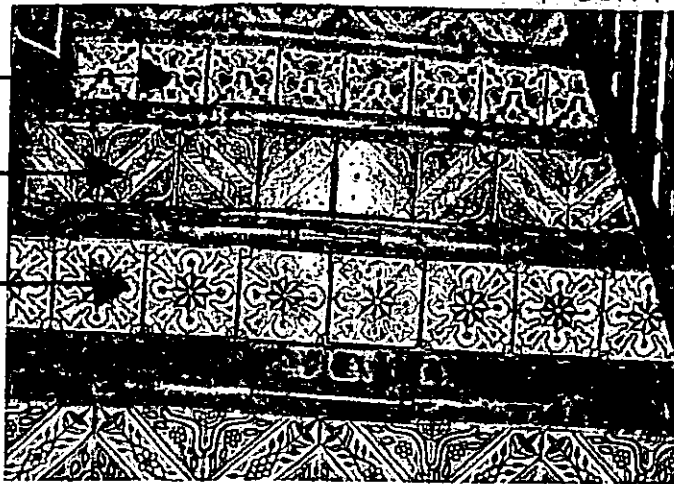
Todd Memorial Chapel, 570 N. Garey Avenue. Double vaulted ceiling.



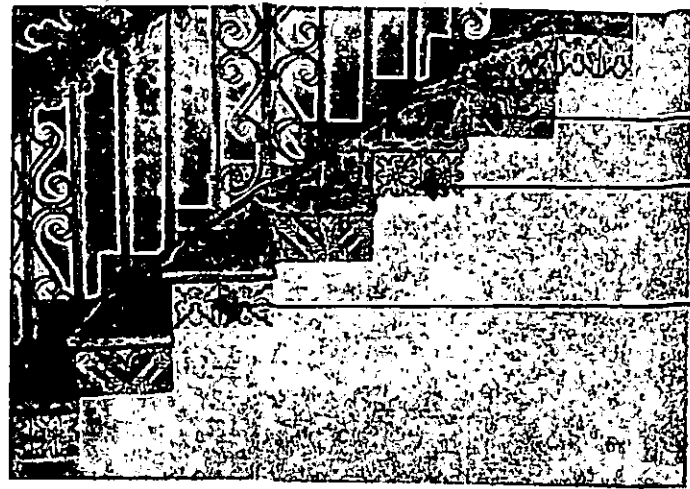
1300 N. Los Robles Place. Masonry grillework.



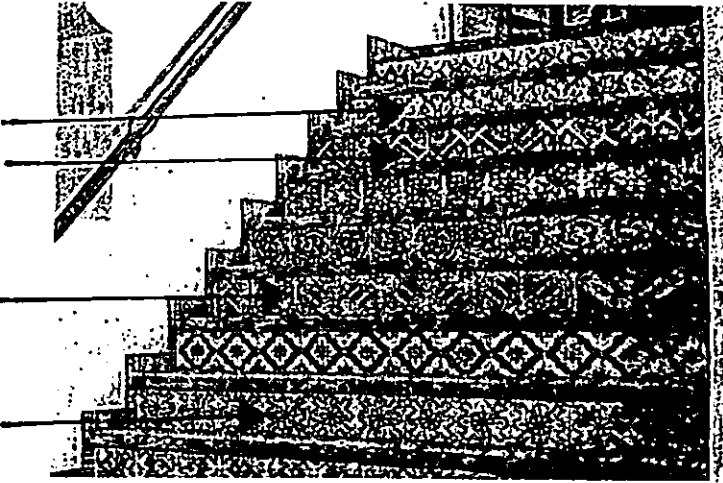
Todd Memorial Chapel, 570 N. Garey Avenue. Masonry grillework.



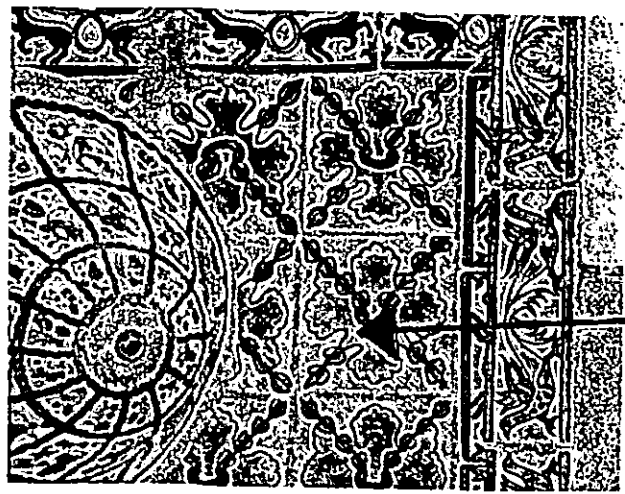
1300 Los Robles Place, Pomona CA



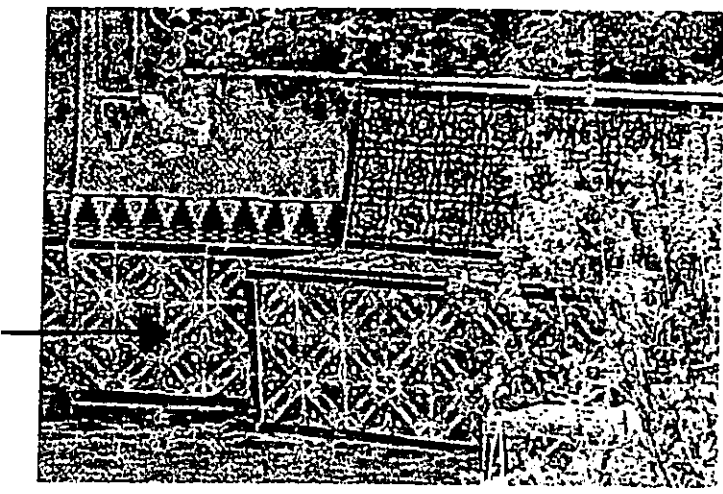
1300 Los Robles Place, Pomona CA



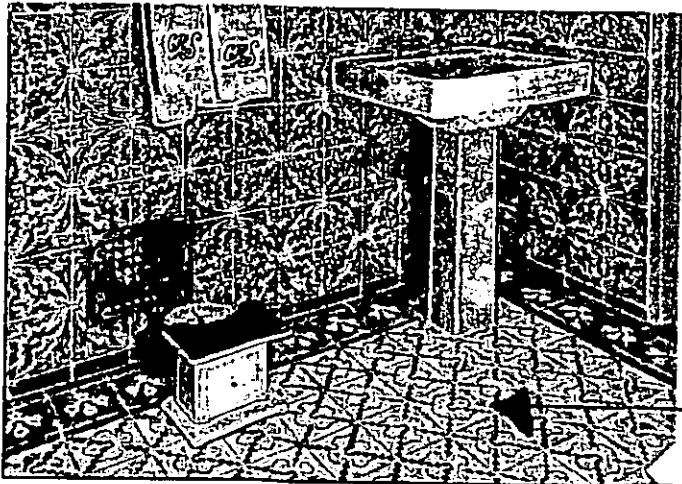
El Retiro (Pinewood), Lake Wales FL. Built 1930-1932. On National Register of Historic Places. Same tile used at 1300 Los Robles Pl



Case del Herrero. Montecito, CA. Built 1925. Architect George Washington Smith. Bathroom. Same tile used at 1300 Los Robles Pl



Casa del Herrero. Montecito, CA. Same tile used at 1300 Los Robles Place, Pomona CA.



Casa del Herrero. Montecito, CA. Same tile used at 1300 Los Robles Pl.

behind me. I felt as if I were entering a Chinese opium den and poked my way out again in a few seconds, not wishing to get mixed up in an Oriental spy ring or a tong war.

As for the hallway, its chief feature was a hatrack with an assortment of canes and umbrellas that had been left many years before by callers who, under-
ever returned. There was also a marble-
e on which rested a coconut, still in its
This coconut had been sent from Hawaii
te of Uncle Lester's who lived over there,
brown surface was polished to a high gloss.
in the very same place on the table for
1 years.

ndmother loved her house, it was so big
sive and mysterious. She was the only
d not somehow make small and humble.
would have lived there the rest of her days
Pomona expanded until her corner be-
le business property. The Gas Company
nd would pay a handsome price.

“Let's sell,” said Uncle Lester. “I'll build you the most beautiful home in Pomona, and use only a fourth of the money. You can have the rest of it to live on in style.”

So my grandmother sold out to the Gas Company, and Uncle Lester kept his promise to build her the most beautiful home in Pomona. Although my grandmother had always been able to look down on people no matter where she was, this new house was on top of a hill and made it easier. She was fond of peering at the people and cars in the streets below.

"They look like ants, don't they?" she remarked with satisfaction, as if it confirmed an opinion she had always held. Her occupancy of the new home on the hill preceded Hitler's rise to power by some years, and she was certain he stole the idea from her when he built his Eagle's Nest at Berchtesgaden. But it was probably only a coincidence of personalities, neither Hitler nor my grandmother being the sort to build a modest cottage in a hollow.

The house was truly elegant, a testimonial to Uncle Lester's vision and architectural skill. It was three stories, French-Italian style, with a fountain in the central courtyard that my uncle modeled on something he had seen at Versailles. To refresh his memory, he persuaded my grandmother to send him back to Europe, and he came home with a suitcase full of sketches and several crates of marble and bronze statues. One of the latter was a statue of an unidentified saint which Uncle Lester had so much trouble getting into its special niche that he called the fellow St. Vitus. Uncle Lester was a great one for a joke.

Mostly, however, Uncle Lester's taste ran to nudes, and a certain marble statue of a completely unclothed young woman gave my grandmother some bad moments.

"It might be all right in Europe," she said, "but I don't think it's quite suitable for Pomona. Don't you think we ought to put on a fig leaf or something?"

"That would spoil it," Uncle Lester said. "You don't appreciate art."

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Los Angeles County Biography

Elmer Eugene Armour

A professional and business man of Pomona, whose successful career ought to inspire the ambitious youth of this and other California communities, was the late Elmer Eugene Armour, who died at his home in Pomona on May 1, 1912. A native of Ohio, he was born at Chagrin Falls, September 25, 1861, the son of John Armour, a merchant tailor who lived to be ninety-three years of age. His mother was in maidenhood Polly Ward, and she was the second wife of John Armour and she proved the ablest of helpmates.

Elmer Eugene received his schooling at the public schools in Chagrin Falls and early took up the study of pharmacy. At the age of seven years he met with an accident that injured his leg and he was thus handicapped from joining with his mates in their more exciting and strenuous games. After becoming a full-fledged pharmacist he continued at his calling at Chagrin Falls until the fall of 1887, when he came to California and settled in Pomona. He began here at the close of the first wild inflation in real estate, with slender financial resources but with an ambition to succeed in business by following in the paths of honor and rectitude. He entered the employ of E.T. Palmer, and old-timers recall the marvelous industry, the perennial

CORA ARMOUR'S HUSBAND, ELMER, DIED IN 1912 AT THEIR 1ST HOME, 194 W. HOLT AVE, POMONA, CA. HE WAS A POMONA PHARMACIST AND BUSINESSMAN.

ELMER AND CORA MOVED FROM OHIO TO POMONA IN 1887.

In the passing of E.E. Armour, therefore, Pomona lost a citizen of peculiar and undeniable worth. "He was," as the Pomona Review said of him "honest, upright, prudent, loyal and wise. He has been in every movement for the betterment of his town and State. He has been a liberal and charitable giver, a man of good deeds and steadfast purpose. He was a true friend, quiet and domestic in his tastes, of strict integrity and strong patriotism." In politics he was a Republican.

ELMER ARMOUR WAS NOTED FOR HIS COMMUNITY INVOLVEMENT

On December 11, 1881, E.E. Armour was united in marriage with Miss Cora Myers, daughter of Henry and Louisa (Boardman) Myers, and they had two children born to them: Harry Willard, born at Chagrin Falls, Ohio, who attended Pomona College and graduated from the University of California, Department of Pharmacy, where he also did post-graduate work later. He continues the business established by his father in Pomona; he married Sue Wheelock and they have a son Richard Willard Armour. The second son, John Lester, was born in Pomona, attended Pomona College, went to Pennsylvania, where he graduated from the University of Pennsylvania as an architect, and also received his Bachelor of Science degree. When war was declared against Germany he enlisted in June, 1917, having spent three months--from April until June--under government direction studying in the ordnance department, in which he later was

THE ARMOURS RAISED TWO SONS IN POMONA. HARRY WHO BECAME A PHARMACIST AND CONTINUED HIS FATHER'S PHARMACY BUSINESS.

JOHN LESTER WHO BECAME AN ARCHITECT

cheerfulness and the everlasting persistency of Mr. Armour in those days, thirty-two years ago. He won the respect of everyone about him and came to be recognized as a young man of sterling merit.

About 1890, Mr. Armour bought the little drug business of the late William C. Hamner, who had a small wooden building for his business where the George & Harris hardware store now stands. From the day Mr. Armour took control, he prospered; for early and late he was at his business, he put his whole thought and zeal into his enterprise, he knew no weariness, and he was always genial and courteous. About two years later he moved into the new Union Block, for his business had gone forward by leaps and bounds, and there he was in business for over twenty years. He was always successful, for a man of his character and temperament could not help advancing and prospering in any field. He was wrapped up in Pomona, her interests were his interests and he gave liberally of his time and means to further every project that had for its object the advancement of the business, social and educational growth of the entire Valley. He was one of the organizers of the Home Builders Loan Association of Pomona, was elected its first president and continued in office until he died. He was a prominent Odd Fellow, Knight of Pythias and held membership in several other fraternal orders.

BOTH CORA AND ELMER WERE INVOLVED IN POMONA INTERESTS AND THEIR PHARMACY BUSINESS FLOURISHED. THIS BIOGRAPHY DESCRIBES ELMER'S INVOLVEMENT WITH POMONA.

CORA ARMOUR'S BROTHER IN LAW →

William A. Vandegrift

William A. Vandegrift, was a former Pomona Mayor, a member of the Pomona Valley Historical Society, and a Mason. He was the brother in law of Cora Armour. Their family were long time Pomona residents dating back to at least the 1880s. He is interred at the family mausoleum at the Pomona Cemetery (today known as the Pomona Valley Memorial Park).



















Photo of Pomona Valley Historical Society, 1924.
(Top row left side) William A. Vandegrift

Photo courtesy of Mrs. Gallivan, Ebell Building, Pomona Valley Historical Society

Grave Search Results

Records **1 to 7** (of **7** total matches)

Name	All Names	Cemet
<p>→ Search for "Armour" at Ancestry.com ←</p>		
<p><u>Armour, Cora L</u>   b. Aug. 19, 1862 d. Oct. 30, 1950</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, Elmer E</u>   b. Sep. 25, 1861 d. May 1, 1912</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, Harry W</u>   b. Dec. 7, 1883 d. Apr. 15, 1943</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, John Lester</u>   b. Apr. 10, 1892 d. Aug. 25, 1947</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, Kathleen S</u>   b. Dec. 28, 1905 d. Jun. 27, 2007</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, Richard</u>     b. Jul. 15, 1906 d. Feb. 28, 1989</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>
<p><u>Armour, Sue</u>   b. Oct. 1, 1880 d. Jul. 16, 1958</p>		<p><u>Pomona Cemetery & Mausc</u> Port Los Angeles Co California,</p>

→ [Search for "Armour" at Ancestry.com](#) ←

ARMOUR FAMILY ~ PRIVATE FAMILY MAUSOLEUM
 ~ POMONA VALLEY MEMORIAL PARK
 502 E FRANKLIN AVE.

Pomona Cemetery Records

Burial Date: 11/2/1950
 Name: Cora
 Date of Birth: 8-19-1862
 Place of Birth: Ohio
 Residence: Pomona

Location: Sp 2
 Age: 88 yr.
 Place of Death:
 Date of Death:
 Occupation: housewife

Burial Date: 5/6/1912
 Name: Elmer E. Armour
 Date of Birth:
 Place of Birth: Ohio
 Residence: Pomona

Location: Sp 6 - 1097
 Age: 50 yrs 7 mo. 6 days
 Place of Death:
 Date of Death:
 Occupation: Pharmacist

Burial Date: 4-19-1943
 Name: Harry W.
 Date of Birth:
 Place of Birth: Chagrin Falls Ohio
 Residence: Pomona

Location: 9 - 1097
 Age: 59 yr. 4 mo. 8 day
 Place of Death:
 Date of Death:
 Occupation:

Burial Date: 8/27/1947
 Name: John Lester
 Date of Birth: 4-10-1892
 Place of Birth: Pomona
 Residence: Pomona

Location: 1097
 Age: 55 yr. 4 mo. 1 day
 Place of Death:
 Date of Death:
 Occupation: Architect

Burial Date: 7/18/1958
 Name: Sue
 Date of Birth: 10/1/1880
 Place of Birth: Texas

Location: 1097 Armole
 Age:
 Place of Death: Pomona
 Date of Death: 7-16-1958

Pomona Cemetery Records

Burial Date: 9-29-1938
Name: Wm A. Tandegrift
Date of Birth:
Place of Birth: New castle PA
Residence: Pomona

Location: 1097
Age: 75 yr. 6 mo 1 day
Place of Death:
Date of Death:
Occupation: Print Printer & Paper

Arterio sclerosis
 opp lung

Burial Date: 2/22/1928
Name: Samuel Pelton
Date of Birth:
Place of Birth: Ohio
Residence: Pasadena

Location: 8 - 1099
Age: 98 yr. 7 mo 15 days
Place of Death:
Date of Death:
Occupation: Harness maker

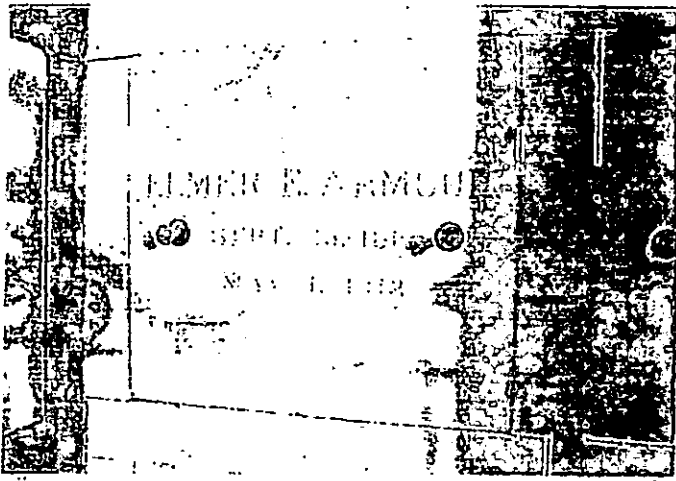
Arterio sclerosis

Burial Date: 11/30/1907
Name: Lucrecia Victoria Pelton
Date of Birth:
Place of Birth: England
Residence: Pomona

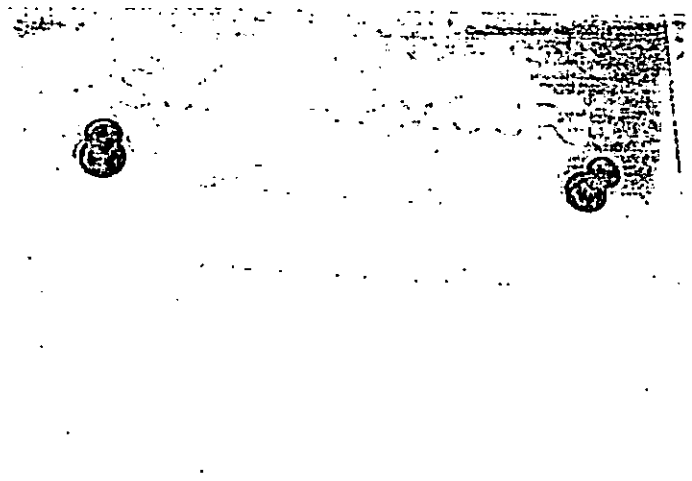
Location: Maus 1097
Age: 64 yr 5 mo 4 days
Place of Death:
Date of Death:
Occupation:



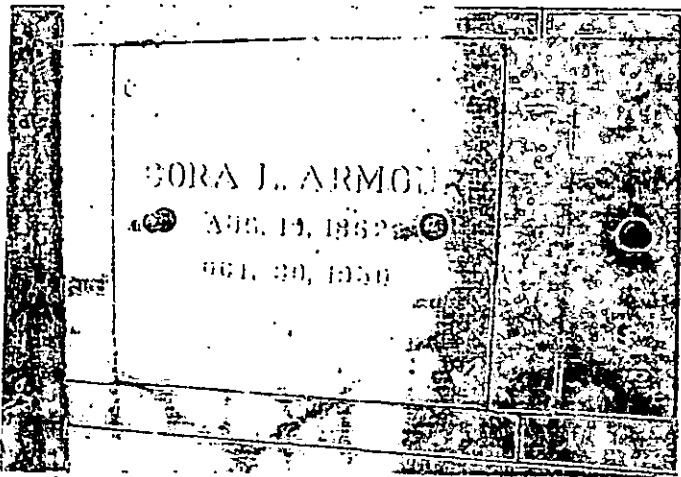
7513



Elmer Armour. Husband to Cora. Druggist. Moved family to Pomona from Ohio in 1887. Founded Armour's Drugstore in 1890, Pomona.



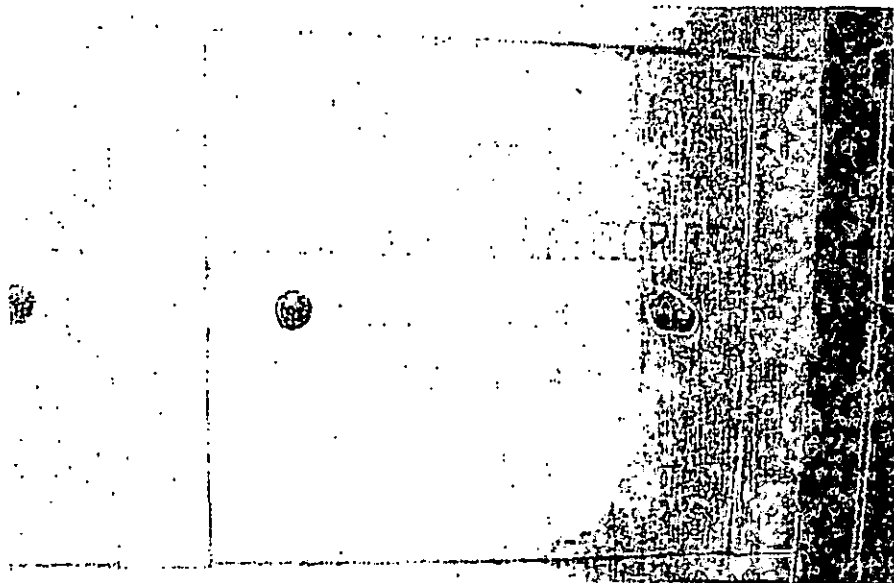
Sue Armour. Wife to Harry. Mother to Richard. Sue took care of Cora in Cora's later life.



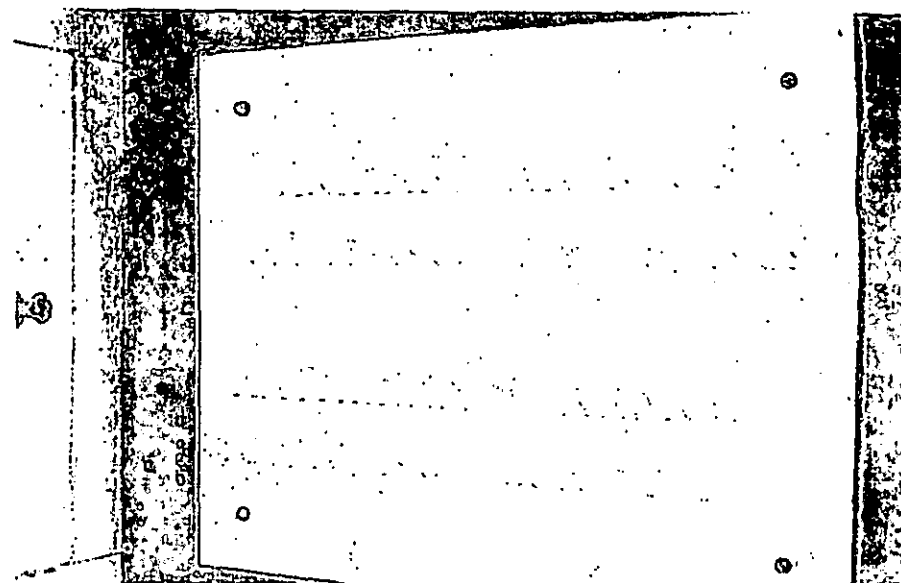
Cora Armour. Had 1300 Los Robles built in 1930. Wife to Elmer. Mother to Harry and John Lester (the architect for 1300 Los Robles Pl. Pres. of local Chapter of Women's Relief Corps, member of Daughters of the American Revolution, DAR.



John Lester Armour. Son to Cora and Elmer. Architect for 1300 and 1280 Los Robles Pl and remodel of Todd's Memorial Chapel, 570 N. Garey. Member of American Legion, Masons, Native Sons and Daughters of the Golden West, enlist in Army in 1917.

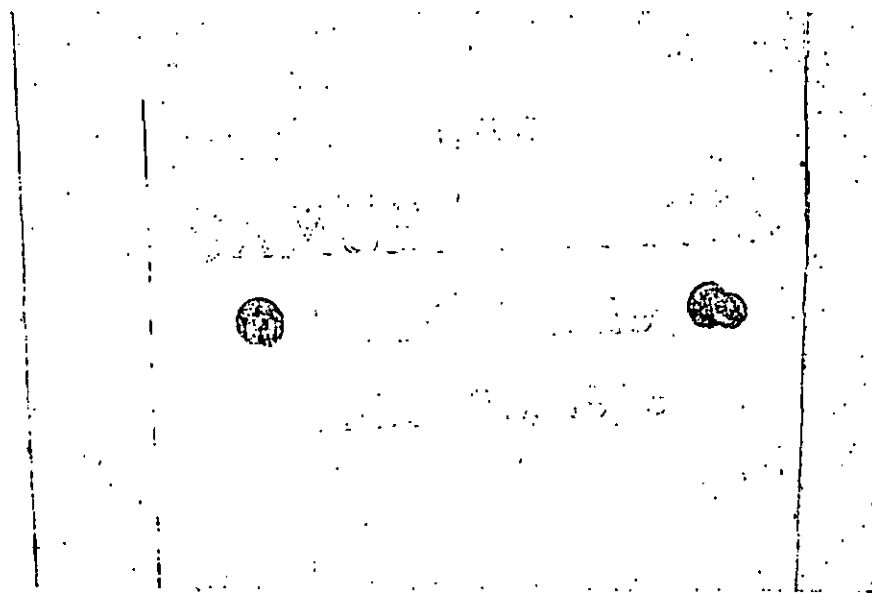


Cora's brother in law. Was a short term early Pomona mayor. He lived in the Hotel Mayfield, downtown Pomona, after his wife's death.



Richard Armour. Son to Harry and Sue. Wife to Kathleen. Well read author. Raised in Pomona. Taught internationally and at Scripps College and Element Graduate School in Claremont, CA. US Army Reserve.

756



Cora's stepfather. Member of the Odd Fellows.



Harry Armour, druggist. Son of Cora and Elmer. Was first owner of 1280 Los Robles Pl. Wife is Sue. Son is Richard.

Ahnentafel, Generation No. 1

1. Living ARMOUR. She was the daughter of 2. Richard Willard ARMOUR and 3. Kathleen Fauntleroy STEVENS. She married Larry James RIES, son of RIES and CARMACK. He was born 25 JAN 1942 in Los Angeles County, California, and died 29 MAR 1993 in Sacramento County, California. She married Living GRUTCHFIELD.
-

Ahnentafel, Generation No. 2

2. Richard Willard ARMOUR was born 15 JUL 1906 in San Pedro, Los Angeles County, California, and died 28 FEB 1989 in Claremont, Los Angeles County, California. He was buried in Pomona Cemetery & Mausoleum, Pomona, Los Angeles County, California. He was the son of 4. Harry Willard ARMOUR and 5. Sue WHEELOCK.
3. Kathleen Fauntleroy STEVENS was born 28 DEC 1905 in La Center, Ballard County, Kentucky, and died 27 JUN 2007 in Claremont, Los Angeles County, California. She was buried in Pomona Cemetery & Mausoleum, Pomona, Los Angeles County, California. She was the daughter of 6. William Fauntleroy "Will" STEVENS and 7. Mary Douglas DAVIS.

Children of Kathleen Fauntleroy STEVENS and Richard Willard ARMOUR are:

- i. Living ARMOUR. He married Living KIM.
1. ii. Living ARMOUR. She married Larry James RIES, son of RIES and CARMACK. He was born 25 JAN 1942 in Los Angeles County, California, and died 29 MAR 1993 in Sacramento County, California. She married Living GRUTCHFIELD.
-

Ahnentafel, Generation No. 3

4. Harry Willard ARMOUR was born 7 DEC 1883 in Ohio, and died 15 APR 1943 in Los Angeles County, California.
5. Sue WHEELOCK was born 1 OCT 1880 in Texas, and died 16 JUL 1958 in Los Angeles County, California.

Child of Sue WHEELOCK and Harry Willard ARMOUR is:

2. i. Richard Willard ARMOUR was born 15 JUL 1906 in San Pedro, Los Angeles County, California, and died 28 FEB 1989 in Claremont, Los Angeles County, California. He married Kathleen Fauntleroy STEVENS 1932 in Pomona, Los Angeles County, California, daughter of William Fauntleroy "Will" STEVENS and Mary Douglas DAVIS. She was born 28 DEC 1905 in La Center, Ballard County, Kentucky, and died 27 JUN 2007 in Claremont, Los Angeles County, California.
6. William Fauntleroy "Will" STEVENS was born 1877 in Kentucky, and died 29 DEC 1939. He was buried in Pomona Cemetery, Pomona, Los Angeles County, California. He was the son of 12. Lunceford Ewing STEVENS and 13. Martha Katherine "Kate" FAUNTLEROY.
7. Mary Douglas DAVIS was born 10 MAR 1886 in Kentucky, and died 19 NOV 1952 in Los Angeles County, California. She was buried in Pomona Cemetery, Pomona, Los Angeles County, California. She was the daughter of 14. William H. DAVIS and 15. Margaret N. MERIWETHER.

CORA ARMOUR'S GRANDSON

Richard Armour

Memorial Photos Flowers

Edi

Birth: Jul. 15, 1906
Death: Feb. 28, 1989

Author. He is best known for his more than 50 books of humor and satire, in prose and verse. Some of his works include "It All Started With Columbus," "Twisted Tales from Shakespeare," "The Happy Bookers," "Drug Store Days," and "Golf Is a Four-Letter Word. In addition, he wrote more than 6,000 pieces for over 200 magazines in the United States and England. (bio by: Anonymous)

[Search Amazon for Richard Armour](#)

Burial:
Pomona Cemetery & Mausoleum
Pomona
Los Angeles County
California, USA
Plot: Vandergrift, Armour, Pelton Crypt

SOURCE

Maintained by: Find A Grave
Record added: Oct 15, 2006
Find A Grave Memorial# 16202646



Added by: Anonymous



Added by: Anonymous

Richard Armour, 82, an Author Of Whimsical Free Verse, Is Dead

By PETER B. FLINT
Published: Thursday, March 2, 1989

Richard Armour, a popular and prolific writer of whimsical and satirical verse and a retired college professor of English literature, died of Parkinson's disease Tuesday at a convalescent home in Claremont, Calif. He was 82 years old.

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[SIGN IN TO E-MAIL](#)

Dr. Armour, irreverent and irrepressible, wrote more than 60 books, mostly with a free verse he, as Robert Frost had, likened to playing tennis without a net. Among the books were "It All Started With Columbus" (on history), "It All Started With Stones and Clubs" (warfare) and "It All Started with Eve" (sex). Other Armour targets were literature, education, sports and adolescence, and he dubbed some works "thumbnail or hangnail biographies."

[REPRINTS](#)

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Mr. Armour was an authority on Chaucer and the English Romantic poets. He was a professor of English at Scripps College in Claremont from 1945 to 1966. During his 40-year academic career, he also lectured at more than 200 campuses around the world. 'Lightness' to the Classroom

His greatest achievement, he said, was "to bring lightness as well as enlightenment into the classroom." His most loyal readers were high-school and college students, whose letters, he remarked, "thank me for taking the dullness out of study, making learning fun." Most readers and reviewers praised him, while a minority accused him of lapsing into doggerel and puns, which he insisted on calling "wordplay."

Among the best known of Dr. Armour's efforts were:

Shake and shake the catsup bottle. None will come, and then a lot'll. With pointed remarks I often agree Provided they haven't been pointed at me. The older I get, the less I pine for Things that I have to stand in line for.

Richard Willard Armour was a native of Pomona, Calif., where his father owned a drugstore. He graduated from local schools and Pomona College, where he was elected to Phi Beta Kappa. He then earned master's and Ph. D. degrees in English literature at Harvard and was a Harvard research fellow at the Victoria and Albert Museum library in London.

RICHARD ARMOUR'S BOOKS:

Title ☒	Year ☒	Subject/Notes ☒
<i>It all Started with Columbus</i>	1955	American history
<i>It all Started with Eve</i>	1956	History of women)
<i>It all Started with Europa</i>	1955	European history
<i>It all Started with Marx</i>	1956	History of communism)
<i>The Classics Reclassified</i>	1963	Famous books (parody)
<i>Twisted Tales from Shakespeare</i>	1957	Parody
<i>English Lit Relit</i>	1970	English Literature
<i>American Lit Relit</i>	1970	American Literature
<i>Nights with Armour</i>	1958	-
<i>Barry Cornwall: A biography of Bryan Waller Procter</i>	1935	-
<i>Punctured Poems</i>	1969	-
<i>Coleridge the Talker</i>	1940	Co-edited with Raymond F. Howes
<i>Our Presidents</i>	1983	Woodbridge Press, California. ISBN 0-88007-134-6
<i>It All Started with Hippocrates</i>	1966	Medicine
<i>The Medical Muse</i>	1963	Humorous medical poetry)
<i>It all Started with Nudes</i>	1977	Art appreciation. Illustrated by Campbell Grant.
<i>Going Like Sixty</i>	1974	Humorous look at aging. McGraw-Hill, ISBN 0-07-002295-5
<i>The Academic Bestiary</i>	1974	Humorous look at higher learning. William Morrow and Company, Inc., 1974 . ISBN 0-688-02884-5
<i>To These Dark Steps</i>	1943	Stage play (life of John Milton), with Bown Adams
<i>An Armoury of Light Verse</i>	1964	
<i>For Partly Proud Parents</i>	1950	Light verse.
<i>Golf Bawls</i>	1946	Light verse.
<i>Private Lives</i>	1944	Light verse.
<i>The Spouse in the House</i>	-	Light verse.
<i>Yours for the Asking</i>	-	Light verse.
<i>Armour's Almanac</i>	1962	
<i>Educated Guesses</i>	1983	Education (serious)
<i>A Diabolical Dictionary of Education</i>	1969	
<i>Drug Store Days</i>	1959	Autobiography
<i>Going Around in Academic Circles</i>	1966	Higher education.
<i>Golf is a Four-Letter Word</i>	-	
<i>The Happy Bookers</i>	1976	Librarians. Written with and Campbell Grant.

A HUMOROUS ACCOUNT
 GROWING UP
 POMONA, CA
 MILY'S HOME
 1280 LOS ROBLES
 AND HIS
 GRANDMOTHERS
 JAMES AT BOTH
 A W HOLT

POMONA, AND 1300 LOS ROBLES PLACE, POMONA. THIS BOOK ALSO GIVES
 INSIGHT INTO ALL FAMILY MEMBERS' PERSONALITIES AND SOME EVENTS.

Kathleen Fautleroy Stevens Armour

Memorial

Photos

Flowers

Edit

[Learn about sponsoring this memorial...](#)

Birth: Dec. 28, 1905

Death: Jun. 27, 2007

Inland Valley Daily Bulletin (Ontario, CA) - July 4, 2007

Deceased Name: Kathleen Armour: Armour
lived long life of moderation

CLAREMONT - Kathleen Armour, a Pomona native and Claremont resident for more than 60 years, has died. She was 101.

Armour, widow of famed humorist Richard Armour, died of natural causes June 27 at the Mt. San Antonio Gardens retirement community, said her son, Geoff Armour of Carlsbad.

Friends and family attribute Armour's longevity to a lifelong affinity for health food and physical activities such as swimming and yoga.

"She was very good about being moderate in everything - in eating, in drinking, in partying," said Mayme Lou Bruce, her sister. "She was just balanced, and that's why she lived so long."

Kathleen Armour was born in La Center, Ky., Dec. 28, 1905. Her father had health problems, and seeking a drier climate the family moved to Pomona when Armour was preschool age," Geoff Armour said.

Richard Armour, her future husband, was in her kindergarten class in Pomona.

They shared classrooms throughout their school days and were even part of the same graduating class at Pomona College. But they were hardly even acquainted, according to friends and family.

"During all of that time, they never dated and never paid attention to each other," Geoff Armour said.

Years after they had both graduated, they had a chance meeting when Richard Armour returned to visit his family in Pomona from Arkansas, where he was working as a teacher.

"They happened to be strolling along Second Street in Pomona, and they recognized each other. They had hardly ever spoken," Bruce said. "He learned that she was living there, and he was visiting his family. That's how it all started - it was amazing."

The couple married soon after, in 1932. In 1946, they moved to Claremont, where Richard Armour worked as an English professor at Scripps College.

In Claremont, the Armours were very sociable and often hosted events at their home where among their guests were some of the era's literary luminaries, recalled Jane Sanders, who befriended Kathleen Armour shortly after the Armours' arrival.

"Kathleen was a very vivacious, caring, affectionate person," Sanders said. "She loved to entertain."

The first time Sanders and her husband were dinner guests at the Armour home, also in attendance was Upton Sinclair, author of "The Jungle," the 1907 expose of the meat-packing industry.

"Kathleen had prepared a nice meal, and all Sinclair wanted was bread and milk," Sanders said.

Richard Armour retired from Scripps in 1963 and devoted himself full time to his work as a humor author and poet, work that gained him substantial notoriety.

He was a frequent guest on "The Tonight Show Starring Johnny Carson," published 64 books and had his poetry published in leading magazines of the day such as the New Yorker and the Saturday Evening Post.

Richard Armour's work gave the couple the opportunity to travel frequently. The family lived at times in Paris, Japan and Hawaii, among other places, Geoff Armour said.

In 1982, the couple moved to Mt. San Antonio Gardens, where Kathleen Armour lived until her death. Richard Armour died in 1989.

Survivors include a daughter, Karin Grutchfield of Carmichael; four grandchildren; and three great-grandchildren.

Services will be private.

Family links:

Spouse:

Richard Armour (1906 - 1989)

Note: TMSI Research Database

Burial:

Pomona Cemetery and Mausoleum
Pomona

Los Angeles County
California, USA

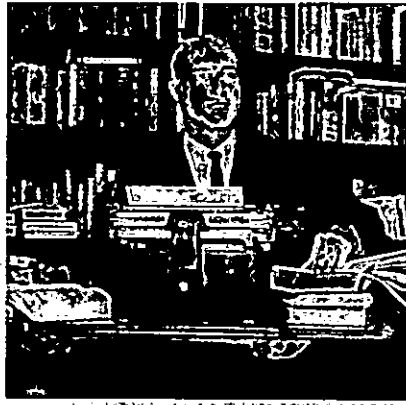
Plot: Vandergrift.Armour.Pelton Crypt

Maintained by: The Meriwether Society

Originally Created by: LynnAshworth

Record added: Oct 15, 2006

Find A Grave Memorial# 16202658



Top Dog(gerel)

Richard Armour, virtuoso of light verse

BY MORGAN P. YATES

One of the most prolific American practitioners of artful doggerel and light verse, Richard Armour (1906–1989) published some 10,000 clever gems in countless publications, including many in *Westways*, between 1948 and 1982. Add to this the authorship of 65 books and “Armour’s Armoury,” a weekly column that was syndicated in 300 newspapers, and one has to wonder how he also found time to be an English professor—which he was for four decades, mainly at Scripps College in Claremont.

Little by Little

New battery, new spark plugs,
New tires on front and rear,
New valves and rings and gaskets—
All new within the year.

New carburetor, fan belt,
And lining in the brakes . . .
Why should I buy a new car,
What’s old, for goodness sakes?
(December 1948)

Armour combined piquant wit and an academic rigor to produce satiric books and humorous verses about everyday life. A Southern California native; he attended Pomona College and received a doctorate in English from Harvard University before embarking on the life of a

college professor. In the beginning, he wrote academic tomes about the romantic poets; but somewhere along the way the scholarly cap and gown gave way to the fool’s cap and bell.

Lines to Static Electricity

I touch the handle of my car
And there, old static, there you are.
You leap upon me from the handle,
As brutal as a Goth or Vandal.
My friends all smile at me and mock;
They say you’re just a puny shock.
But they’ve not felt, as I, your voltage,
They don’t appreciate your joltage.
They think it strange, no doubt, my dove,
My right hand sports a rubber glove . . .
Why you’re called static, I’ve forgot,
But when I feel you, I am not!
(May 1956)

Celebrated *Los Angeles Times* columnist Jack Smith interviewed Armour for a *Westways* article in 1978 and asked him about the core elements of his writing: humor, puns, and light verse. On the topic of humor, Armour trod carefully: “I think it’s the sudden recognition of incongruity. Every word there is important. Sudden . . . incongruity . . . recognition. . . . If you could test for a humor quotient, I think [my work] would be very close to the intelligence quotient.”

The word pun left Armour wanting. "It's such an abrupt monosyllabic word," he said, "and it has so many bad connotations. A bad pun is a pun made by someone else. I prefer wordplay. That explains what it is. You are playing with words."

As a master of light verse, Armour had his own definition of the style: "Of course I don't consider myself a poet, but a light verse writer. Light verse is a kind of Cinderella sister of poetry, poetry written in a spirit of play. It emphasizes technique—or rhymes and meter—in a way the serious poet wouldn't do."

The Filling Station

The filling station's full of bustle
And men with arms all grease and muscle
Who leap about on limbs elastic
And wear bow ties of stainless plastic
On driving in, a bell is sounded—
And instantly the cars surrounded—
By men with rags and cans and hoses
And smiles drawn high beneath their noses
You sit, and while you watch and listen
The windshield starts to gleam and glisten
And tires grow firm as air comes hissing
And water's added if it's missing
And oil is checked by gauge removal
And holding up for your approval
The gas pump's figures stop their whirling
The bill is paid, the motor's purring
And bells—as if upon one tether—
Of till and parting chime together.
(January 1955)

Armour's writing is reminiscent of the great humorist poet Ogden Nash, after whom, along with Phyllis McGinley, Armour modeled his verse. Nash and Armour shared a love of language and the ability to incorporate made-up and misspelled words into their work about the nature of human foibles. In fact, Armour's most famous poem is often mistakenly attributed to Nash:

Shake and shake
The catsup bottle
None will come,
And then a lot'll!

Another Armour verse sometimes credited to Nash gives that other condiment its due:

Nothing attracts
The mustard from wieners
As much as the slacks
Just back from the cleaners.

Armour's book-length works—parodies on literature (*Twisted Tales from Shakespeare*), ersatz histories (his *It All Started With* series), and satirical takes on everything from golf (*Golf is a Four-Letter Word*) to teenagers (*Through Darkest Adolescence*)—demonstrate the breadth of his interest in human nature.

The satirist, Armour felt, was misunderstood. "He is thought to dislike what he makes fun of. As a matter of fact, most of the things he makes fun of are what he likes most, such as his wife, his children, his friends, his dog, and himself. He makes fun of them because he knows them best and has discovered their wonderful oddities and inconsistencies."

Driving in a Fog

or

Carl Sandburg Must Have Been a Pedestrian

The fog says Sandburg is a cat
That comes on little cat feet
I think the fog a shaggy dog
With droopy tail and flat feet
A dog that runs beside my car
In front of me behind me
A dog whose fur—the shapeless cur—
Somehow contrives to blind me
The fog says Sandburg sits and looks
And then, on silent haunches,
Moves on! This fog, this shaggy dog
Of mine, a lot more staunch is.
He sits and sits and looks and looks
As long as any spy can
I hope that he at least can see
More cars and things than I can
(January 1953)

Light verse, wordplay, satire, and humor—Richard Armour's talents touched many bases. Among the 38 poems and anecdotes appearing in *Westways*, many deal with cars and travel. A few are outdated (gas station attendants), but they offer readers another chance to enjoy that Old Dog of words at play.

And if you feel I'm a charmer
You'll know that I've been reading Armour.
(Upton Sinclair, 1962) W

Morgan P. Yates is the Auto Club corporate archivist. He would like to thank the Denison Library at Scripps College for research assistance on this story.

Attachment 3
Zoning Ordinance Sections .5809-13-D and -E

D. Historic Landmark Designation Criteria. For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings (in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

2. It is identified with persons or events significant in local, state, or national history;

3. 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;

4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;

5. It is the work of a notable builder, designer, landscape designer or architect;

6. 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;

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;

9. 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;

10. 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.

E. Designation Procedures. Historic landmarks and historic districts shall be established by the city council in the following manner:

1. Designation of an improvement as an historic landmark or the designation of an historic district is begun by a sponsor who may be an individual or organization submitting an application for such designation to the planning division of the economic development department. The application for designation shall contain sufficient documentation and information indicating how the building meets the criteria for designation contained in this section. The commission may also initiate such proceedings on its own motion.

a. For designation of historic landmarks for single family structures, the owner of the property shall be notified by certified and first class mail if he or she is not the applicant for designation. The owner's consent must be obtained prior to scheduling a public hearing.

b. For designation of historic landmarks for nonresidential structures, the owner of the property shall be notified by certified and first class mail if he or she is not the applicant for designation. The owner's consent must be obtained prior to scheduling a public hearing. It is the city council's discretion to override a property owner objection with a 5/7's majority vote provided a finding can be made that the structure is of unique value and of special interest to the entire community.

c. For designation of historic districts all property owners within the proposed district shall be notified of the application by first class mail

as described in section E 4 of this ordinance. As part of the application for historic district designation, the sponsor shall provide a set of mailing labels containing the names and addresses of all property owners of properties within the proposed historic district as shown on the latest equalized Los Angeles County assessment rolls.

2. The planning and development services manager shall make a preliminary determination as to the completeness of the application within thirty (30) days of its receipt and shall notify the sponsor(s), owner(s) and/or resident(s) of this determination. Inaction by the city on the determination of completeness of the application within thirty (30) days of its receipt shall automatically deem it as complete. A public hearing shall be scheduled before the commission within thirty (30) days of staff's acceptance as complete, any application for landmark or district designation. Such hearing need not be held within thirty (30) days, but shall be scheduled within such period.

3. In the case of a proposed historic landmark or cultural resource site, notice of the date, place, time, and purpose of the hearing shall be given by first class mail to sponsor(s), owners and occupants of the building or site at least thirty (30) days prior to the date of the commission public hearing and legal notice shall be provided at least ten (10) days prior to the public hearing in a newspaper of local circulation. The site shall be posted with a sign at least 8 1/2" x 14" stating that the property is under consideration for historic designation for a period of at least (10) days prior to the public hearing date.

4. In the case of a proposed historic district, the notice of the proposed district shall be mailed to all property owners thirty (30) days prior to the first scheduled public hearing date. The notice shall include:

a. A map illustrating the boundaries of the proposed historic district;

b. An explanation of how individual properties will be affected by the adoption of an historic district including any additional review processes that may be required as a result of district designation;

c. A description of the historic district designation process including the date, time and place of scheduled public hearings;

d. An explanation of how property owners can request that their property be exempted from the provisions of the proposed historic district;

e. A form to be returned to City Hall fifteen (15) days prior to the first scheduled public hearing date if the property owner opposes district designation and would like to be exempted from the provisions of the district.

5. Fifteen (15) days prior to the first scheduled public hearing date on the historic district designation application, the returned responses shall be counted. No application for historic district designation shall be noticed for public hearing if fifty percent (50%) of the property owners plus one (1) property owner within the proposed district respond in writing opposing historic district designation of their property.

6. Legal notice of the public hearing shall be provided in a daily newspaper of general circulation at least ten (10) days before any public hearing.

7. If the historic district is approved, the following properties will automatically be exempted from the provisions of the historic district designation until such time as the property ownership changes ownership.

a. Properties owned by persons, trusts, institutions or businesses that returned the form indicating their opposition to the proposed historic district designation.

b. Properties owned by persons, trusts, institutions or businesses that expressed their opposition to the proposed historic district in writing or verbally at any time prior to the approval of the designation.

c. No other properties shall be exempted from the provisions of the historic district designation.

d. Within 30 days after City Council approval for the establishment of an historic district within the City of Pomona, the City Council may, upon recommendation of the Historic Preservation Commission, approve a request by a property owner residing in the historic district to withdraw from the historic district only if the property owner can submit proof that they did not receive a "Notice of Application" as outlined in Section .5809-13.E.1 of the—Zoning Ordinance. (Ord. No. 4009, § 2.)

8. No exterior building, demolition, or relocation permits for any improvement, building, or structure within the proposed historic district or relative to a nominated historic landmark shall be issued while the nomination process, including public hearing, is pending.

9. At the conclusion of the public hearing, but in no event more than fifteen (15) days from the date set for the commission public hearing for the designation of a proposed historic landmark or historic district, the commission shall recommend approval in whole or in part, or disapproval of the application in writing. The commission's recommendation shall include findings of fact relating to the criteria for designation contained in this subsection that constitute the basis for its decision. The commission shall transmit its recommendation to the city council, the property owner(s), sponsor(s), and the occupant(s).

10. Approval of Commission Recommendations.

a. For designation of a historic district, within sixty (60) days of receipt of the recommendations from the commission, the city council shall by resolution, approve the nomination in whole or in part, or shall by resolution disapprove it in its entirety.

b. For designation of a historic landmark, if the property owner's written consent to the historic landmark designation is on file, within sixty (60) days of receipt of the recommendations from the commission,

the city council by majority vote of those present shall by resolution approve the nomination in whole or in part, or shall by resolution disapprove it in its entirety.

11. The nominated building, site, or district, after being officially designated by the city council, shall be placed on the Pomona historic register.

12. The commission shall not recommend that a resource be removed from the Pomona historic register unless it is discovered that the information relied on by the commission and the city council in making the original designation was erroneous or false, or that circumstances wholly beyond the owner's control have rendered the resource ineligible for designation based on the criteria listed in this subsection and it would be infeasible to restore the resource. However, in the case of the moving of the building to another location or the deliberate destruction of the historic and architectural integrity of the resource, the commission may, after a public hearing, remove the resource from the official list.

13. Designations shall be recorded with the Los Angeles County recorder's office.

Attachment 4
Historic Preservation Commission Report without Attachments,
Resolution and Draft Minutes



CITY OF POMONA HISTORIC PRESERVATION COMMISSION REPORT

DATE: MAY 1, 2013

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: SINGLE HISTORIC LANDMARK DESIGNATION REQUEST (HLD 13-001) FOR THE SINGLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 1300 LOS ROBLES PLACE (APPLICANT AND PROPERTY OWNER: JEFF W. FOSTER)

SUMMARY

Issue – Should the Historic Preservation Commission recommend City Council approval of the single historic landmark designation request (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place?

Recommendation – Staff recommends that the Historic Preservation Commission recommend City Council approval of the single historic landmark designation request (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place.

Applicable Code Section – Zoning Ordinance Section .5809-13-E (Historic Preservation Ordinance Designation Procedures)

Public Noticing Requirements – At least thirty days before the public hearing, notice of the date, time, place and purpose of the hearing is required to be mailed to the applicant/property owner. In addition, at least ten days before the public hearing, legal notice is required to be published in the *Inland Valley Daily Bulletin* and posted at the site.

Environmental Determination – Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project involves preservation of a historic resource.

ITEM F-1

BACKGROUND

Historic Preservation Commission Review of Application for Landmark Designation

On February 12, 2013, Jeff W. Foster, owner of the residential property located at 1300 Los Robles Place, submitted an application requesting single historic landmark designation for the this property. Once deemed complete, the application was placed on the May Historic Preservation Commission agenda, as Zoning Ordinance Section .5809-13 (Historic Preservation) requires that the Historic Preservation Commission review all applications for single historic landmark designation and make a recommendation on the request to the City Council.

As stated in Paragraph .5809-13.E.1, “the application for designation shall contain sufficient documentation and information indicating how the building meets the criteria for designation.” Therefore, before making a recommendation to the City Council, the Commission must determine whether the application demonstrates that the subject property meets the specified criteria and, thus, merits designation.

Property Description

Overview

According to the grant deed, maps and property description submitted by the applicant, the subject site is comprised of three parcels containing a total of about 2.5 acres located on a high promontory within the Ganesha Hills. City of Pomona and Los County Assessor records indicate that the subject single-family residence was constructed in 1930 for the Armour family. City records describe the structure as a brick, frame and stucco residence with two-stories, a basement level, and eight rooms while County Assessor records indicate that the structure contains 4,428 square feet with four bedrooms and five bathrooms. Floor plans submitted by the applicant show living areas within all three levels of the home.

The 1993 Citywide Historic Resources Survey lists the residence as a potential local historic landmark and a potential candidate for individual listing on the National Register of Historic Places. The survey also indicates that the building has the potential to contribute to a locally designated historic district and to a district listed on the National Register. The home is built in the Mediterranean Revival style and displays a unique mixture of characteristics found in both Italian Renaissance and Spanish Revival architecture.¹ In addition, the residence is associated with persons important in either local or national history.

Setting

The three-level residence is located on an irregular “C”-shaped lot offering panoramic views of the Pomona and San Gabriel Valleys and beyond. The home was designed to fit onto a relatively narrow level area that is oriented east and west with sloping sides located to the north and south.

¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf. 2004.

The lot is accessed via a gated driveway located at the western end of Los Robles Drive. The front façade of the home faces north with the front entrance being situated on the second level at the top of a flight of stairs. The home is surrounded by well-designed gardens, as well as naturalistic areas containing a variety of mature trees. The lot has a unique relationship with the property located directly east of it, which contains a "sister house" also constructed in the Mediterranean Revival architectural style by John Lester Armour for members of his family.

Architectural Style

The residence features an irregular rectangular plan and a combination of low-pitched hipped and gabled roofs. Typical of Mediterranean influenced buildings with Italian Renaissance features, the hipped roof has a wide overhang supported by decorative brackets and is covered with red clay tile. However, the home's irregular plan and asymmetrical façade point to its Spanish Revival influences.

The main entrance on the home's north (front) facade contains a pair of simple but elegant wood paneled doors protected by a set of lacey wrought iron gates. Multi-paned French doors are found throughout the home as are multi-paned casement windows with wood sashes and operable wood shutters. (Many of the shutters have been removed, are currently undergoing restoration and will be reinstalled.) Arched windows and entrances of various types add variety to the primarily rectangular geometry of the home. Decorative wrought iron and concrete grilles add detail to windows and vents, and tile work adds texture and color to both vertical and horizontal surfaces of the house and yard. The extensive use of wrought iron and tile throughout the property contributes to its Spanish Revival flavor, as do the numerous balconies and elaborate chimney and roof stack tops of the house.

Characteristic of the Mediterranean Revival style, on the south side of the home is an outdoor living space consisting of a loggia with vaulted ceilings and built-in seating, an arcade with arched openings supported by classical columns, and an extensive patio with a central fountain surrounded by stone paving. On a point of land located below and to the west of the outdoor living space are found a long rectangular swimming pool and a spa. Both the patio and pool areas offer panoramic views of the valleys, hills and mountains lying to the south and west of the Ganesha Hills, typifying the close relationship between buildings and the landscape characteristic of the Mediterranean Revival style.

The exterior of the subject residence appears to be unaltered. Building permits show that the swimming pool and spa were added to the property in 1989 and that the top of a chimney was rebuilt in 1990. Otherwise, the original architectural integrity of the property appears in tact, and the residence appears to be well maintained and in excellent condition.

Association with Persons Important in History

The residence was constructed for Cora L. Armour, widow of pharmacist Elmer E. Armour and a prominent member of the Pomona community in her own right, whose family owned and

operated a thriving drugstore in the City. The home was designed by Cora and Elmer's son John Lester Armour, a local architect. Her pharmacist son Harry Armour, who lived in the nearby "sister house" located at 1280 Los Robles Place, operated the drugstore after Elmer's death and was the father of Richard Armour, a nationally known poet and author. Richard Armour produced over sixty books that were written in a humorist style similar to that of Ogden Nash.² One of the books written by Richard Armour titled *Drug Store Days* describes Richard's experiences at the Armour's drugstore. Richard Armour lived in the "sister house" during his childhood.

ANALYSIS

Age Requirement for Designation

Zoning Ordinance Section .5809-13.D presents the criteria for historic landmark designation. This section begins by stating that a building proposed for designation must be at least 50 years old or of exceptional quality if less than 50 years old. In the case of the residence located at 1300 Los Robles Place, City of Pomona building permit records indicate that the structure was constructed in 1930 and is approximately 83 years old (see Attachment 2).

Additional Criteria for Designation

In addition to the age requirement, Section .5809-13-D lists ten criteria and indicates that a proposed landmark must meet one or more of them to qualify for designation. As can be seen in Attachment 2, the application submitted requesting designation for the single-family residential property located at 1300 Los Robles Place contains documents that clearly support criteria numbers 2, 3, 5, 6, and 10 as follows:

2. *It is identified with persons or events significant in local, state or national history.*

The residence was designed by locally important architect John Lester Armour for his mother Cora L. Armour, a civically active early Pomona resident, wife and business partner of locally prominent pharmacist/drugstore owner Elmer E. Armour, and grandmother of Richard Armour, a nationally known poet and author. Richard Armour wrote dozens of books and was also a Professor of English at Scripps College and the Claremont Graduate School.

3. *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.*

With its three-levels, over 4,400 square feet of floor area, and 2.5-acre hillside site, the Armour residence is a striking example of the Mediterranean Revival architectural style that was popular in California during the early decades of the 20th century. The eclectic nature of this architectural style is apparent in the mixture of Italian Renaissance and

² Wikipedia article.

Spanish Revival elements found in the Armour residence. The home's low-pitched red tile roof with overhanging eaves and decorative supporting brackets, smooth exterior stucco siding and lower level arcade are characteristic of the Italian Renaissance style. At the same, the home's asymmetrical massing and façade, as well as its decorative elements such as the tile work, window grilles, elaborate exterior chimneys, wrought iron features of various sorts and numerous balconies, are typical of the Spanish Revival style.

5. *It is the work of a notable builder, designer, landscape designer or architect.*

The subject single-family residence at 1300 Los Robles Place was designed by John Lester Armour, a Pomona architect who also designed the sister house located on the adjacent property to the east at 1280 Los Robles Place, which was itself designated a single historic landmark in 2007. Both houses are landmark examples of the Mediterranean Revival style of architecture with Italian Renaissance and Spanish Revival elements, and are identified in the 1993 Citywide Historic Resources Survey as potential local and national register historic landmarks.

6. *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..*

The setting of the property at 1300 Los Robles Place is unique in that the home sits on a high promontory of the Ganesha Hills and was designed to fit within a narrow portion of the property to conform to its natural grade and to take advantage of commanding views of the Pomona and San Gabriel Valleys, and the hills and mountains beyond. Furthermore, the subject property has a unique physical (as well as familial) relationship with the lot located to the east which contains the sister house at 1280 Los Robles Place in that the subject property is configured to partially encircle the sister property and to conform to the natural contours of the land. Finally, the property possesses a rich mix of landscape/hardscape features also designed to conform to the natural terrain. Such features give the property a unique character and include rock walls, steps, benches and planters; variously paved patios, terraces and arcades; an outdoor fireplace/BBQ constructed of natural rock; and numerous mature trees including many native oaks.

10. *It is one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.*

Besides its outstanding size and location, the subject residence possesses an array of handcrafted architectural features, both interior and exterior, that distinguish it from other Pomona properties, and it can clearly be identified as one of the few remaining examples of a landmark quality property that possesses distinguishing characteristics of the Mediterranean Revival style of architecture with both Italian Renaissance and Spanish Revival influences.

CONCLUSION

The application requesting single historic landmark designation for the single-family residential property located at 1300 Los Robles Place provides sufficient documentation and information to indicate that the residence is at least 50 years old and meets at least one of the criteria for designation, as is required by the City's Historic Preservation Ordinance, Zoning Ordinance Section .5809-13. In fact, the applicant has provided convincing evidence that the property clearly meets at least five of the ten criteria in that the property is identified with members of the prominent Armour family; embodies distinctive characteristics of the Mediterranean Revival architectural style; is the work of the locally notable architect John Lester Armour; has a unique setting on a site within the Ganesha Hills adjacent to the "sister house" at 1280 Los Robles Place; and is one of the few remaining examples in Pomona of a landmark quality property possessing distinguishing characteristics of the Mediterranean Revival architectural style with both Italian Renaissance and Spanish Revival influences.

RECOMMENDATION


Staff recommends that the Historic Preservation Commission adopt the attached Resolution recommending City Council approval of Single Historic Landmark Designation (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place.

Respectfully submitted,



Brad Johnson
Planning Manager

Prepared by,



Judy Kollar
Senior Planner

ATTACHMENTS:

- Attachment 1 – Draft HPC Resolution
- Attachment 2 – Application for Single Historic Landmark Designation & Supporting Documents
- Attachment 3 – Vicinity Map
- Attachment 4 – Aerial Photo of Project Site
- Attachment 5 – Photographs of Project Site

HPC RESOLUTION NO. 13-003

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF THE REQUEST FOR SINGLE HISTORIC LANDMARK DESIGNATION (HLD 13-001) FOR THE SINGLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 1300 LOS ROBLES PLACE

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, on February 12, 2013, Jeff W. Foster submitted an application requesting Single Historic Landmark Designation (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place;

WHEREAS, the property located at 1300 Los Robles Place is owned by Jeff W. Foster and Dayna S. Foster, Trustees of the Jeff W. Foster and Dayna S. Foster Family Trust;

WHEREAS, for designation of a single historic landmark, Section .5809-13.D of the Pomona Zoning Ordinance requires that the Historic Preservation Commission find that the subject residence is at least fifty years old, or of exceptional quality, and meets at least one of ten criteria for designation;

WHEREAS, for designation of a single historic landmark, Section .5809-13.E of the Pomona Zoning Ordinance states that the application for designation shall contain sufficient documentation and information indicating how the subject residence meets the criteria for designation;

WHEREAS, the application for single historic landmark designation submitted for the subject property provides photographs, statements, articles and other documents indicating that the subject structure is over fifty years old and clearly meets at least three of the criteria for designation;

WHEREAS, the Historic Preservation Commission has, after giving notice thereof as required by law, held a public hearing on May 1, 2013, concerning the requested single historic landmark designation; and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission recommends that the City Council determine that approval of Single Historic Landmark Designation (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place is categorically exempt under Section 15331 (Historic Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) in that the project involves preservation of a historic resource.

SECTION 2. The Historic Preservation Commission hereby finds and determines that the application requesting approval for Single Historic Landmark Designation (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place provides sufficient documentation and information indicating that the subject structure is at least fifty years old and clearly meets designation criteria no. 2, 3, 5, 6 and 10 as follows:

2. *It is identified with persons or events significant in local, state or national history.*

The residence was designed by locally important architect John Lester Armour for his mother Cora L. Armour, a civically active early Pomona resident, wife and business partner of locally prominent pharmacist/drugstore owner Elmer E. Armour, and grandmother of Richard Armour, a nationally known poet and author. Richard Armour wrote dozens of books and was also a Professor of English at Scripps College and the Claremont Graduate School.

3. *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.*

With its three-levels, over 4,400 square feet of floor area, and 2.5-acre hillside site, the Armour residence is a striking example of the Mediterranean Revival architectural style that was popular in California during the early decades of the 20th century. The eclectic nature of this architectural style is apparent in the mixture of Italian Renaissance and Spanish Revival elements found in the Armour residence. The home's low-pitched red tile roof with overhanging eaves and decorative supporting brackets, smooth exterior stucco siding and lower level arcade are characteristic of the Italian Renaissance style. At the same, the home's asymmetrical massing and façade, as well as its decorative elements such as the tile work, window grilles, elaborate exterior chimneys, wrought iron features of various sorts and numerous balconies, are typical of the Spanish Revival style.

5. *It is the work of a notable builder, designer, landscape designer or architect.*

The subject single-family residence at 1300 Los Robles Place was designed by John Lester Armour, a Pomona architect who also designed the sister house located on the adjacent property to the east at 1280 Los Robles Place, which was itself designated a single historic landmark in 2007. Both houses are landmark examples of the Mediterranean Revival style of architecture with Italian Renaissance and Spanish Revival elements, and are identified in the 1993 Citywide Historic Resources Survey as potential local and national register historic landmarks.

6. *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..*

The setting of the property at 1300 Los Robles Place is unique in that the home sits on a high promontory of the Ganesha Hills and was designed to fit within a narrow portion of

the property to conform to its natural grade and to take advantage of commanding views of the Pomona and San Gabriel Valleys, and the hills and mountains beyond. Furthermore, the subject property has a unique physical (as well as familial) relationship with the lot located to the east which contains the sister house at 1280 Los Robles Place in that the subject property is configured to partially encircle the sister property and to conform to the natural contours of the land. Finally, the property possesses a rich mix of landscape/hardscape features also designed to conform to the natural terrain. Such features give the property a unique character and include rock walls, steps, benches and planters; variously paved patios, terraces and arcades; an outdoor fireplace/BBQ constructed of natural rock; and numerous mature trees including many native oaks.

10. *It is one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.*

Besides its outstanding size and location, the subject residence possesses an array of handcrafted architectural features, both interior and exterior, that distinguish it from other Pomona properties, and it can clearly be identified as one of the few remaining examples of a landmark quality property that possesses distinguishing characteristics of the Mediterranean Revival style of architecture with both Italian Renaissance and Spanish Revival influences.

SECTION 3. Based on the above findings, the Historic Preservation Commission hereby recommends City Council approval of Single Historic Landmark Designation (HLD 13-001) for the single-family residential property located at 1300 Los Robles Place.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 1ST DAY OF MAY, 2013.

ANTONIA J. BROOKSHIRE
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:



BRAD JOHNSON
HISTORIC PRESERVATION COMMISSION
SECRETARY

HLD 13-001
1300 Los Robles Place
Resolution No. 13-003
Page 4 of 4

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES: Gonzalez, Brookshire, Castillejos, Garner, Jones
NOES: NONE
ABSTAIN: NONE
ABSENT: Elias

Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.

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Los Robles Place (HLD 13-001).doc

UNOFFICIAL MINUTES
POMONA HISTORIC PRESERVATION COMMISSION
MAY 1, 2013

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 6:35 p.m. by Chair Brookshire

FLAG SALUTE: Commissioner Jones led the Commission in the flag salute

ROLL CALL: Roll was taken by Planning Manager Johnson

COMMISSIONERS PRESENT: Chair Brookshire; Commissioners Castillejos, Garner, Gonzalez, and Jones

COMMISSIONERS ABSENT: Commissioner Elias (excused)

STAFF PRESENT: Planning Manager Johnson, Senior Planner Kollar, and Minutes Clerk Casey-Aggers

ITEM D:
CITIZEN PARTICIPATION: NONE

ITEM E:
CONSENT CALENDAR NONE

PUBLIC HEARING

ITEM F-1 PUBLIC HEARING – SINGLE HISTORIC LANDMARK DESIGNATION (HLD 13-001) FOR A SINGLE-FAMILY RESIDENTIAL PROPERTY

Senior Planner Kollar and interns Tyler Johannsen and Miguel Gonzalez presented a staff report regarding a request for a single historic landmark designation. Chair Brookshire inquired whether the home had been altered. Senior Planner Kollar stated the building permit records indicated only minor alterations had been done to the exterior such as a rebuild of a top of one chimney and the only interior alteration was a kitchen remodel in 1989. Commissioner Jones inquired when the sister home was designated. Senior Planner Kollar stated the sister home had been designated in 2007. Chair Brookshire opened the public hearing. The applicant, Mr. Jeff Foster, agreed with the staff report and asked the Commission to approve. Commissioner Jones inquired whether the applicant would be interested in being included in the Historic Preservation Home Tour. Mr. Jeff Foster stated he would consider the placing of his home on the tour if his schedule would permit it. Commissioner Garner stated she felt the home should have been designated a long time ago. Chair Brookshire recommended the applicant apply for national register once this is approved and registered at the local register. Chair Brookshire closed the public hearing.

Motion by Commissioner Castillejos, seconded by Commissioner Jones, carried by a unanimous vote of the members present (5-0-0-1) Commissioner Elias excused, approving the recommendation to Council to approve Single Historic Landmark Designation (HLD 13-001).

ITEM G:
NEW BUSINESS:

Study Session:

Attendees: Council Member Martin; Commissioners Brookshire, Castillejos, Garner, and Gonzalez

- Property Ownership Changes & Notice of Historic District Designations

Planning Manager Johnson stated staff had provided outreach to all district property owners regarding the Mills Act, tree and window ordinances in 2009. In addition, in 2009 staff took the lead on recordation of the Hacienda Park and Wilton Heights Districts which consisted of 788 properties. The Commission and staff discussed ideas consisting of new mailings to be included in water bills each time the bill changes property owner names, another mass mailing to the districts as well as citywide, business owners assisting with the cost of mailings, and requiring certificate of occupancy each time a property changes ownership/tenants. Planning Manager stated staff would research the cost of a mass mailing as well as using the city's website to provide citywide information. Discussion ensued regarding opt out rules and title procedures for homes located in historic districts, ideas on educating realtors regarding the sale of homes located in historic districts, homes being auctioned without indication of being located in a historic district, and issues with LLC's purchasing historic homes as rental properties and making changes which are not historically correct. Commissioner Jones requested the Historic Preservation groups receive an invitation to the next study group.

- How to Designate Individual Sites as Historic

Planning Manager Johnson provided a list of properties which are designated in Pomona as well as the current designation ordinance. Council Member Martin raised an issue with landmarks being removed from the national register and requested staff to research this issue. In addition, Council Member Martin requested staff to research the cost of adding large signs stating "Welcome to Historic Pomona" on the main streets at the entrance of historic districts. Commissioner Gonzalez submitted a list to staff of properties he feels should be designated. Council Member Martin suggested adding Mission Valley Family Restaurant to the list submitted by Commissioner Gonzalez. In addition, Council Member Martin suggested a portion of the ordinance regarding historic designations be reviewed to allow structures 50 years and plus rather than pre-1945.

- How to Avoid “After the Fact” Destruction of Historic Sites

Commissioner Gonzalez suggested doubling fines for violations. Council Member Martin suggested strict fines for demolition such as \$25,000 or the value of structure.

- Lighting in Historic Districts

Council Member Martin indicated an issue with lighting not being consistent throughout the districts as some poles have sodium light bulbs which project an amber glow light and some have induction lighting which project a much lighter intrusive light. She stated Public Works had been working on producing guidelines on lighting used as well as a set distance between poles in historic districts. Ideas were discussed such as applying for grants through corporations such as Southern California Edison, hiring interns to produce and submit the grants needed, and amending the ordinance to require sodium lighting to be used for any neighborhood over 50 years old. Ron Chen stated 10 to 100 lights need to be replaced at around \$300 to \$400 a pole and these replacements should take place within the next fiscal year. Planning Manager Johnson stated a consultant was currently working on lighting fixture standards for the major corridors in Pomona which will be brought before the Council. He stated he was sure light bulb standards such as sodium bulbs will be discussed as well.

ITEM H:

HISTORIC PRESERVATION COMMISSION COMMUNICATIONS:

Commissioner Garner requested staff look into the YMCA to ensure work being performed on the property is permitted. In addition, she asked staff to look into a house located on the east side of Park which looks as if they performed illegal window changes.

ITEM I:

PLANNING MANAGER COMMUNICATIONS:

1. Minor Certificates of Appropriateness approved in April 2013.
2. Tentative Projects for the June 5, 2013 Historic Preservation Commission meeting (all items listed below are tentatively scheduled). NONE

ITEM]:

ADJOURNMENT:

Chair Brookshire adjourned the meeting at 9:30 pm to the next regularly scheduled meeting of the Historic Preservation Commission on June 5, 2013, in the City Council Chambers.

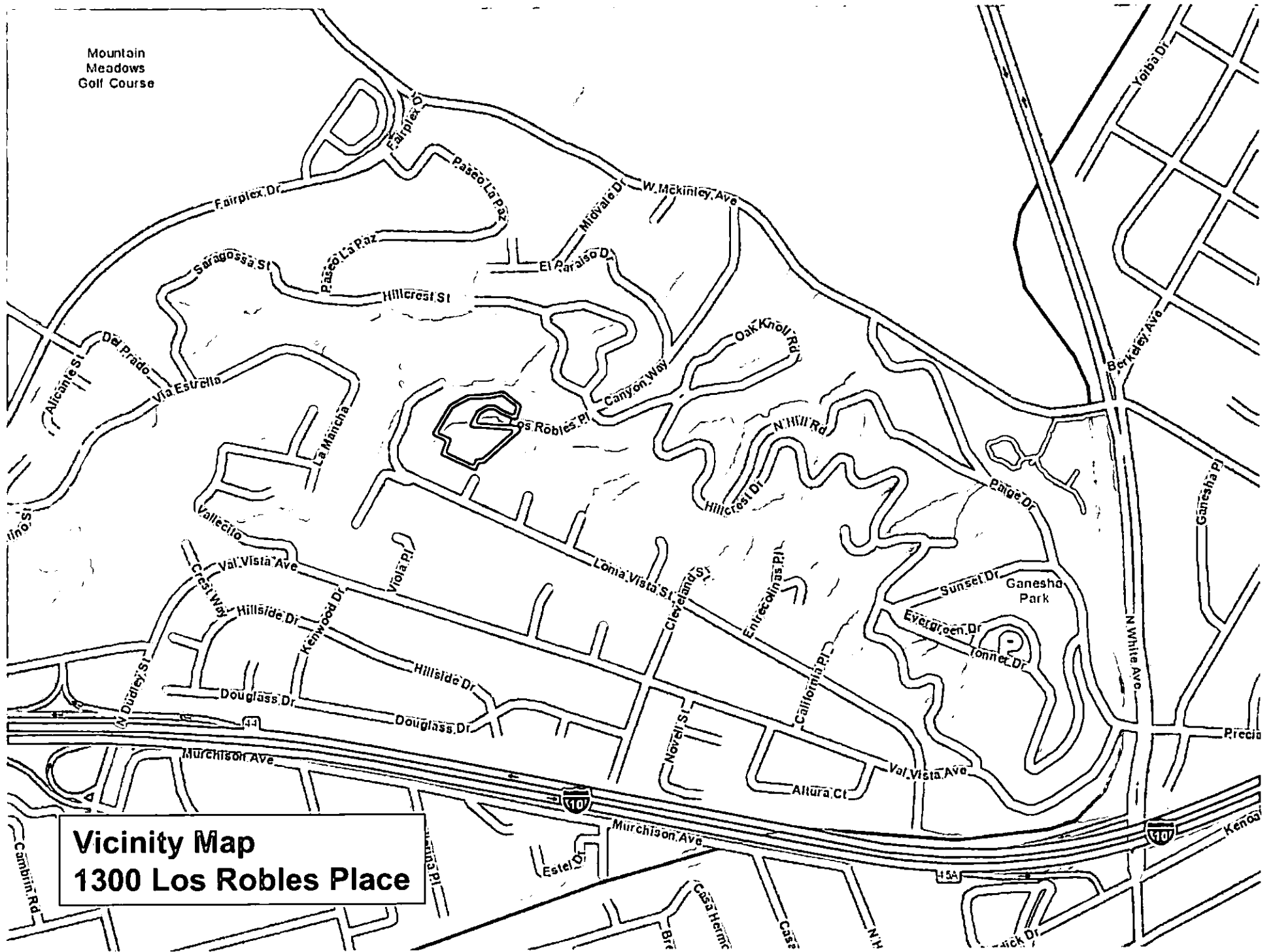
Brad Johnson
Planning Manager

Maureen Casey-Aggers, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA 91766

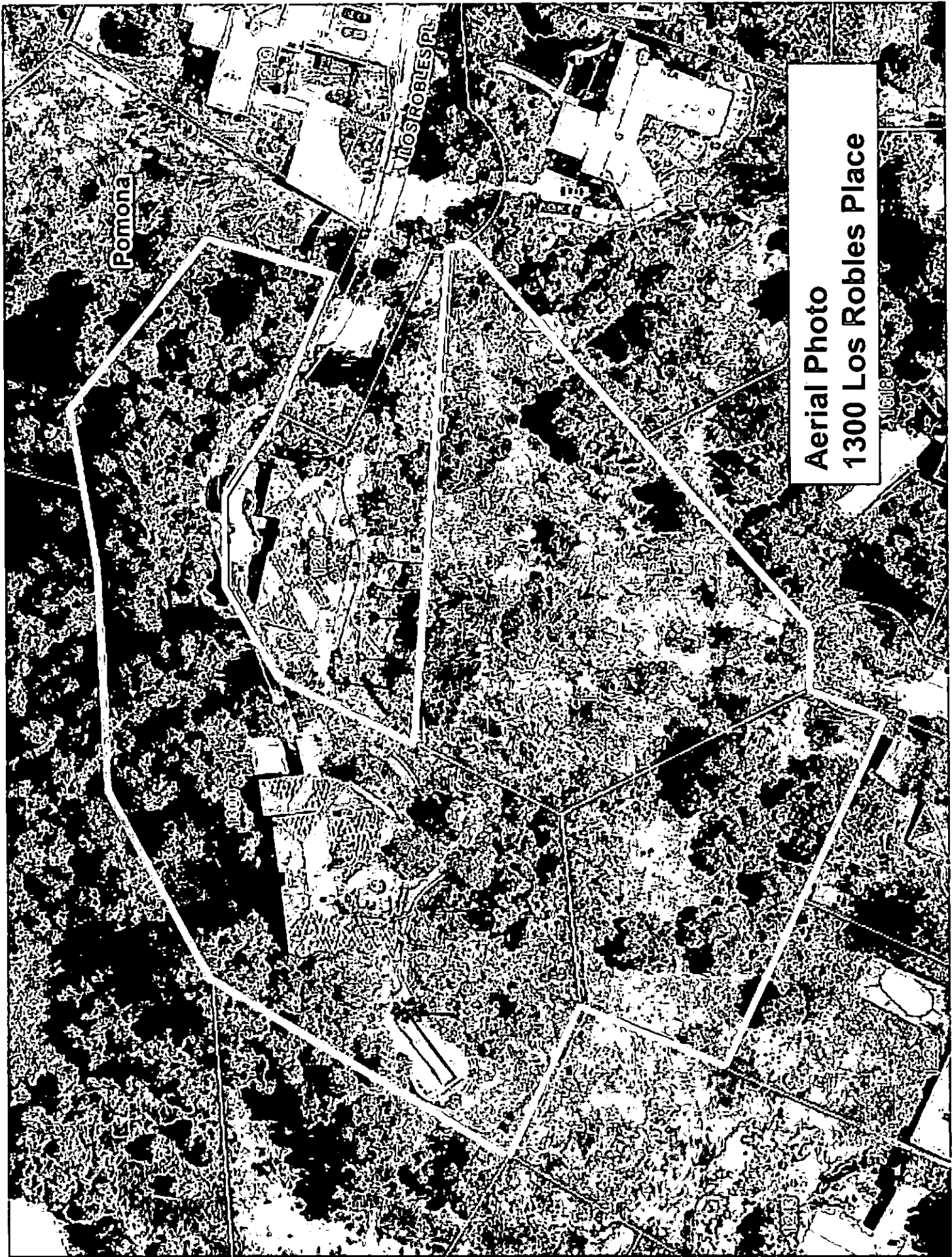
Attachment 5
Vicinity Map

Mountain
Meadows
Golf Course



Vicinity Map
1300 Los Robles Place

Attachment 6
Aerial Photo of Project Site



Pomona

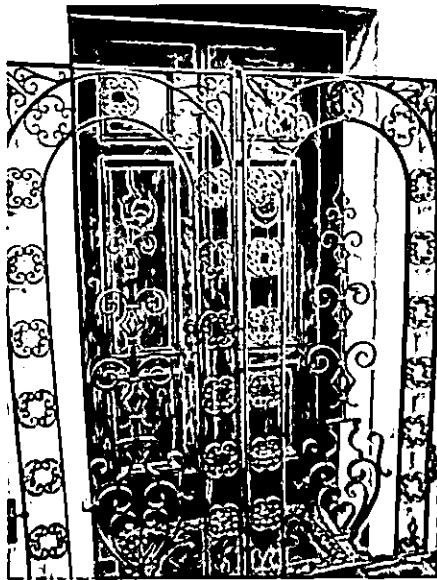
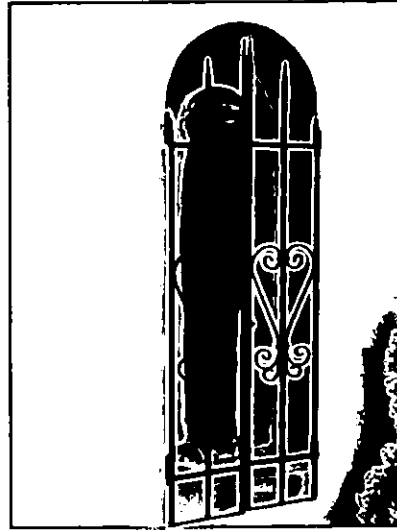
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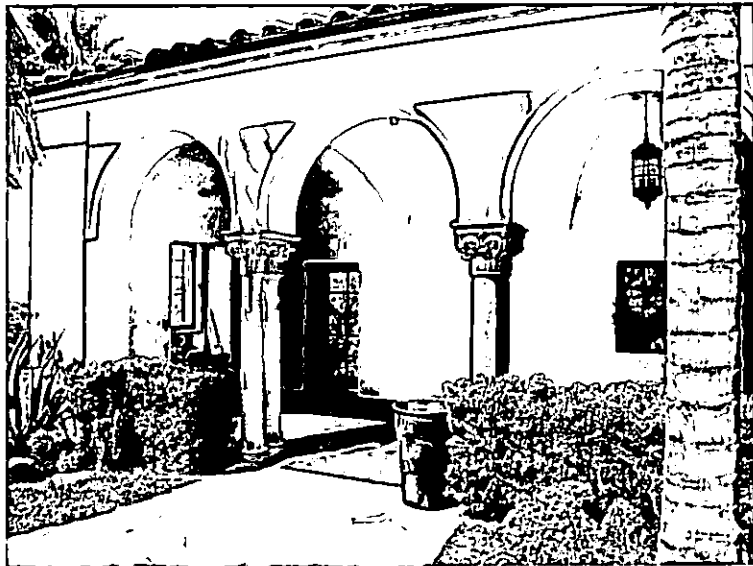
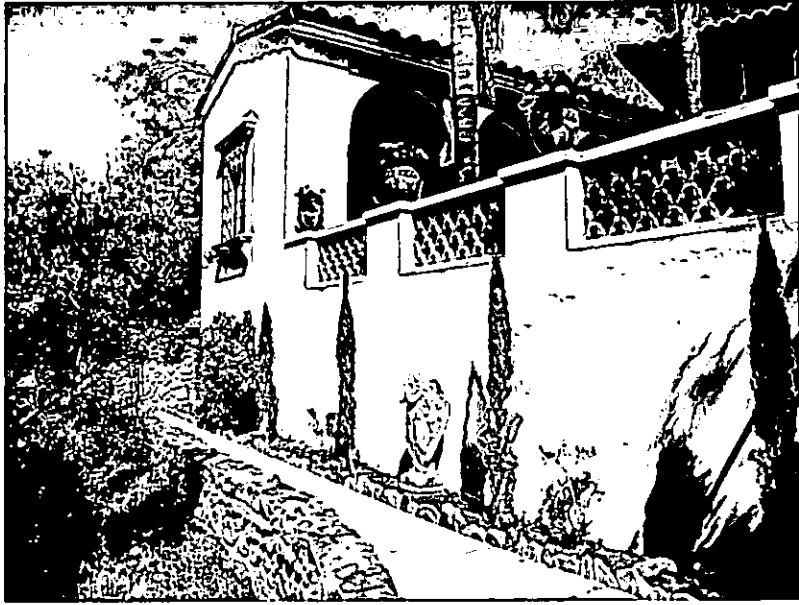
Aerial Photo
1300 Los Robles Place

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Attachment 7
Site Photos



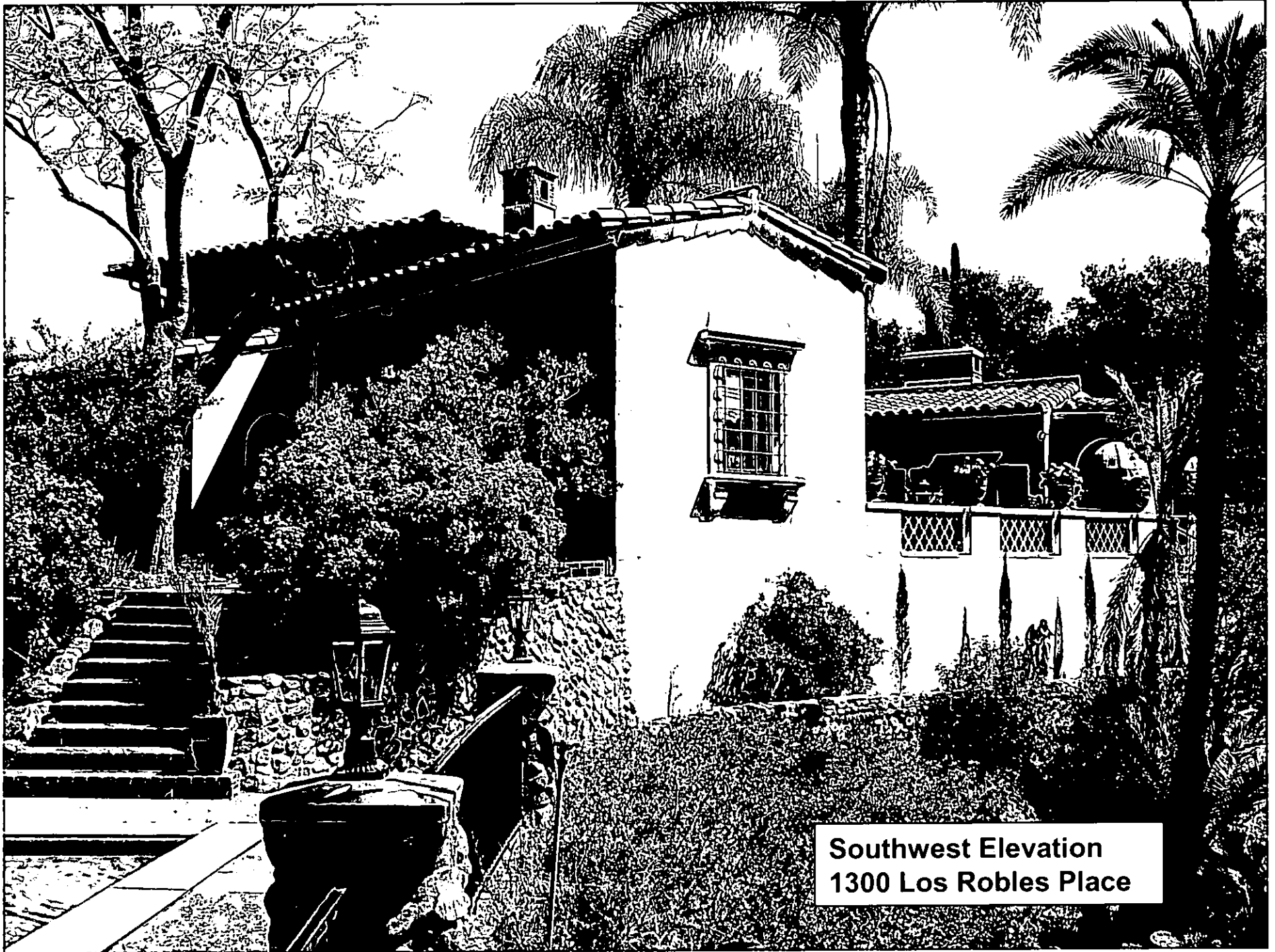
North (Front) Elevation
1300 Los Robles Place



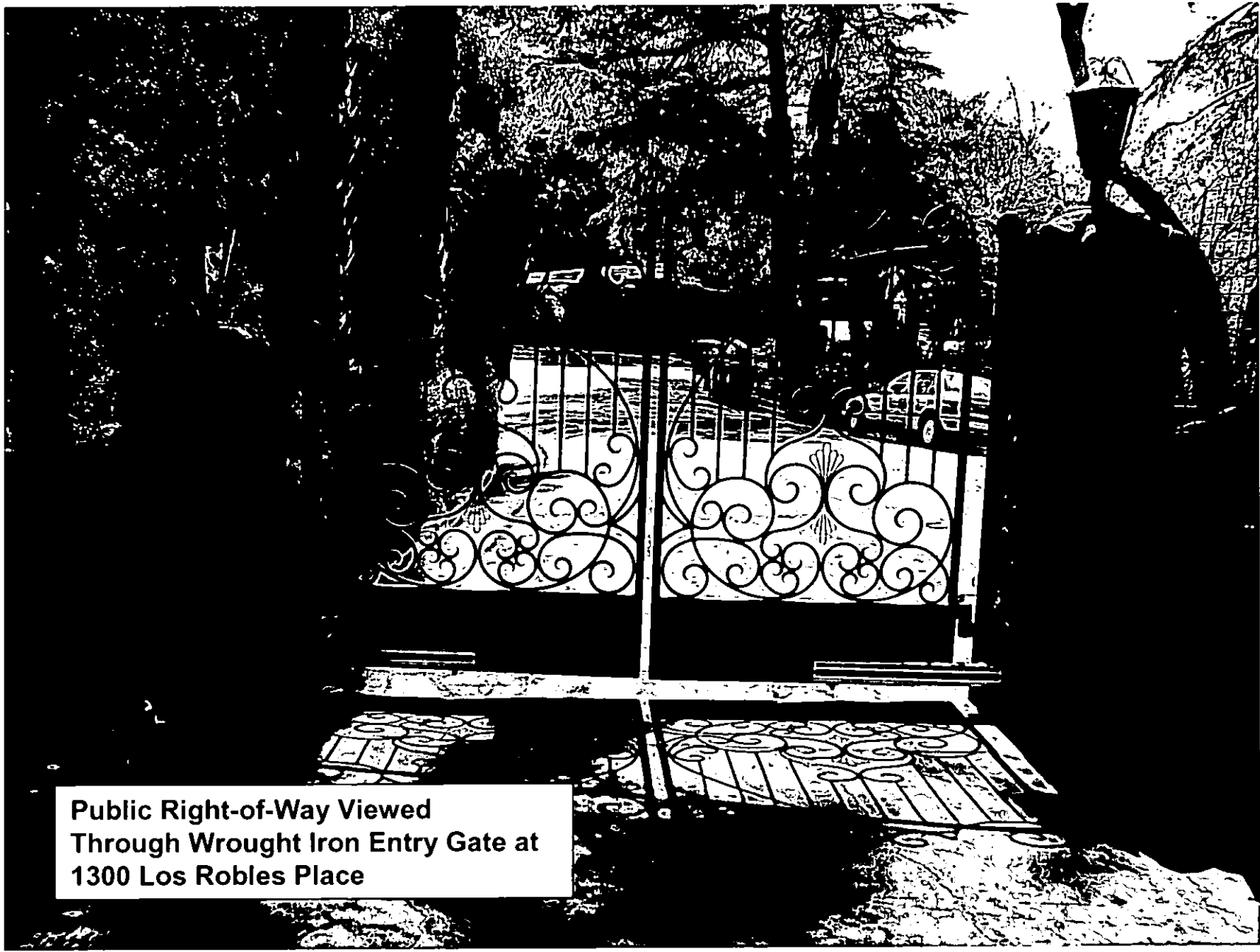
**South (Rear) Elevation
1300 Los Robles Place**



**East Elevation
1300 Los Robles Place**



**Southwest Elevation
1300 Los Robles Place**



**Public Right-of-Way Viewed
Through Wrought Iron Entry Gate at
1300 Los Robles Place**



**“Sister House” as Viewed from
1300 Los Robles Place**