



# Historic Preservation Commission

## Staff Report

May 7, 2025

<b>FILE NO:</b>	DHS-001739-2024
	A request to make a Determination of Historic Significance for 1433 S. San Antonio Ave.
<b>ADDRESS:</b>	<b>1433 S. San Antonio Ave.</b>
<b>APPLICANT:</b>	Brian Lee
<b>PROJECT PLANNER:</b>	Carlos Molina, Associate Planner
<b>RECOMMENDATION:</b>	Determine that the property located at 1433 S. San Antonio Ave. (File No. DHS-001739-2024) is not historic and adopt Resolution No. 25-007 (Attachment No. 1).

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### BACKGROUND:

The application was submitted on December 3, 2024, for the purpose of determining any potential significance of the existing structures on the site. On April 15, 2025, the application was deemed complete.

### ARCHITECTURAL STYLE:

The property consists of a residential duplex located within the site's frontage with two detached accessory structures located in the rear yard (garage and carport).

According to the most recent Google street-view imagery from 2023 (Attachment No. 2), the duplex was in moderate condition and contained potentially original architectural details that match the California Ranch style (Attachment No. 3). Key identifying features of the style include broad one-story shapes, usually built low to ground; low pitched roof without dormers; casement windows; wood, brick, or stone siding materials; moderate-to-wide roof overhangs; front entry located off-center and sheltered under the main roof; garages typically attached to main façade; large picture windows; and asymmetrical facades.

The duplex included casement windows, a shallow entry porch, stucco siding, concrete slab foundation, wide orientation parallel to the street frontage, and a brick chimney located at the rear of the duplex.

According to available building permits, the duplex was built in 1953, which aligns with the time period where the style was most popular.

The Ranch style itself had originated in Southern California in the mid-1930s. During the 1940s, it was only one of the small residential types built under FHA financing guidelines. Following the end of WWII, the style gained significant traction and became one of the most popular styles into the 1950s-1960s throughout the county. Ranch style homes typically found themselves within large suburban tract-home developments, with many located within the post-war, sun-belt housing boom across cities like Dallas, Houston, Phoenix, Los Angeles, and Atlanta.

Character-defining features include:

- Orientation of dwellings parallel to street frontage
- Horizontal expression
- Low-pitch gabled roof
- Exposed rafters
- Minimized front porch
- Simple trims
- Slab foundation
- Board and batten, clapboard siding, or stucco
- Picture and casement windows

**ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE(S):**

As of 2024, the property has been issued six building permits for the renovation of the existing duplex. Renovations include both exterior and interior modifications such as the replacement of windows, doors, siding and roof shingles, the removal of the small entry porch, electrical panel and HVAC upgrades, and a kitchen and bathroom remodel. As existing, the duplex resembles a contemporary vernacular style with no distinct architectural features. The garage and canopy in the rear yard have not been altered and are in a dilapidated state with boarded windows, damaged support posts, roofing, etc. Said accessory structures have no architectural details alluding to any style. See Attachment No. 4 for existing site conditions.

**Relevant Alterations:**

- Removal of casement windows
- Removal of shallow porch cover
- Removal of the rumpus room
- Removal of shingle roof
- Removal of siding

**Existing Character-Defining Features:**

- Single story
- Low-pitched gable roof

- Orientation parallel to street frontage
- Slab foundation
- Rectangular form

### **SITE HISTORY:**

According to the Los Angeles County Assessor's Office, the surrounding neighborhood developed between 1926-2006. The earliest aerial photograph available (Attachment No. 5) of the area from 1938 indicates that the neighborhood was vastly vacant and/or agricultural land with dwellings sprinkled throughout the area. Subsequent aerial images from approximately 1953 – 1980s shows a gradual progression from vacant land into suburban residential neighborhoods.

Available building permit records (Attachment No. 6) span from 1951 – 1998. The earliest available building permits include the construction of a garage located to the rear of the site in 1951, the construction of the duplex in 1953, the addition of a 600 square foot storage structure in the rear in 1953, and the addition of a "rumpus room" to the rear of the duplex in 1954. Included in the available building permits were scaled blueprints of the site that helped staff determine that the existing garage and carport on the site are not the accessory structures proposed in the buildings permits from 1951 and 1953. By comparing the scaled blueprints to the aerial photographs from 1948 and 1959, staff was able to discern that the site was at one point subdivided and that the full site at the time the earliest permits were issued had an approximate parcel depth of 665' as opposed to the current parcel depth of 150'. Based off the measurement provided in the blueprints, the 1,600 square foot garage permitted in 1951 and the 600 square foot storage addition to the garage in 1953 are now located on a separate parcel fronting Packard Drive, currently addressed as 1436 Packard Dr. After cross-referencing available building permits, plot plans, and aerial imagery, staff was also able to discern that the presently existing garage and carport are not original elements and were built on the site without permits some time following the original construction of the duplex.

The permits and plans referenced Bob Magnusen as the owner of the site up until 1967. A search through library archives did produce biographical information (Attachment No. 7) for Magnusen. According to the findings, Robert "Bob" Magnusen was born in Chicago, Illinois on July 29, 1898. Following service in the US Army as a construction draftsman, Robert continued his career in the construction field in Chicago before moving to California in 1947 with his wife and daughter. Robert and his family settled in Pomona where he continued his work in the building industry, having worked on a variety of projects throughout the region. Some projects in Pomona include alternations to the Pomona First Federal Savings and Loan Association building and the Pomona YMCA. Robert was also listed as a member of Pomona's Trinity Methodist Church, the Pomona Lions Club, the Elks Lodge, and the Pomona Chamber of Commerce.

### **Historic Context Statement:**

The property falls under the Residential Development Theme of Chapter X. Postwar Growth, Diversification, and Redevelopment (1946-1980). See Attachment No. 8.

**Survey Information:**

The subject site was not eligible for the 1993 City-wide Pomona Historic Resources Survey; therefore, no survey exists for the property.

**City Directories:**

A search through available directories did not produce any findings.

**Sanborn Fire Insurance Maps:**

The City keeps a 1928 Sanborn Map that was updated by the Building and Safety Department approximately up until 1958. The property was developed in 1953; however, the property is not included within the region recorded into the Sanborn Map.

**Period of Significance:**

Based on the research of staff and the lack of information as to the residents of the property, the period of significance would be based on the year of construction of the property, which, in this case, is 1953.

**Designation Criteria:**

Staff reviewed the National Register, California Register, and local designation criteria to determine whether the property is historic.

***National Register of Historic Places Criteria***

1. Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

As an individual property, the site is not eligible under this criterion as it is not the site of an event important in history nor is it a rare example of a residential development type. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of significant period of development, or a catalyst for development in the city or neighborhood.

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

All persons found to be associated with the site (owners, residents, architects, etc.) do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level. Therefore, the site does not meet this criterion.

3. Embodies the distinctive characteristics of a type, period or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

The property does not embody distinctive characteristics of a type, style, and method of construction significant to a particular time in the history of a particular region, does not represent the work of a master, does not possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction.

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

This criteria relates to archaeological resources and there is no information that this site could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

### ***California Register of Historical Resources***

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).

As a singular property, there have been no events identified that occurred on this property that would have made a significant contribution to National, California, or Pomona's history nor is primary building on site a rare remaining example of a residential development type. Therefore, the site does not meet this criterion.

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

All persons found to be associated with the site do not meet the integrity considerations necessary to qualify as persons of particular importance at a local, state, or national level.

Additionally, the property must display most of the character-defining features of the property style or style from the period of significance and retain the essential aspects of integrity. Therefore, the site does not meet this criterion.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, represents the work of a master, or possesses high artistic values (Criterion 3).

The building is not an excellent or rare example of any architectural style, method of construction, nor is the building a distinctive work by a noted architect, landscape architect, builder, or designer; therefore, the site does not meet this criterion.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

This criteria relates to archaeological resources and there is no information that this site was could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

### ***City of Pomona Landmark Designation Criteria***

#### **Architecture / Physical Features**

1. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (Criterion 3 in previous ordinance);

Based on the level of impact on the property's integrity from modifications made to the property, the building does not embody distinctive characteristics of a style, period, or method of construction nor is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the site cannot meet this criterion.

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

There is no record of the builder, designer, landscape designer, nor architect, therefore this criterion is not applicable.

3. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion 7 in previous ordinance);

Based off modifications made to the structure over time along with its current condition, the building is not being defined as representing as an example of architectural achievement of innovation.

4. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif (Criterion 8 in previous ordinance);

The building no longer presents any features that are especially unique and exemplary of notably significant examples of the style.

5. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona (Criterion 6 in previous ordinance);

Due to the development pattern and architectural integrity of the surrounding neighborhood, the site is not located in a particularly unique location, does not embody singular physical characteristics, nor does the site provide a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona.

6. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning (Criterion 9 in previous ordinance);

Because the site is not associated with an event important in history, does not exemplify an important trend or pattern of residential development, nor is it a rare remaining example of a residential development, the property does not meet this criterion.

7. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen (Criterion 10 in previous ordinance).

The site is not one of a few remaining distinguishable examples of the California Ranch style in the city of Pomona, region, state, or nation.

### **Person(s) and Events Important in Our History**

1. It is identified with persons or events significant in local, state, or national history (Criterion 2 in previous ordinance);

All persons found to be associated with the site did not produce findings capable of determining the persons as significant in the City's past.

2. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion 1 in previous ordinance);

Due to façade modifications and the lack of rare or special elements representative of the prominent architectural and community development styles of the time, the property does not retain significant integrity of location, design, material, setting, workmanship, therefore this site does not meet this criterion.

### **Archaeology**

1. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

This criteria relates to archaeological resources and there is no information that this site could have been important to Native American tribes in the area. Therefore, the property is not likely to yield any information.

### ***City of Pomona Historic District Designation Criteria***

1. It is a contiguous area possessing a concentration of eligible historic resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and (b) embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values (*Criterion 4 in previous ordinance*);

Although the site follows the trajectory of development away from the downtown core and the architectural styles of nearby sites developed in the early 1900s, the site itself does not possess any significance that may contribute to the historical value and theme of the surrounding neighborhood.

2. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning (*Criterion 9 in previous ordinance*); and

Because the site is not associated with an event important in history, does not exemplify an important trend or pattern of residential development, nor is it a rare remaining example of a residential development, the property does not meet this criterion.

Meets at least one of Landmark Designation Criteria as follows:

- a. Architecture / Physical Features Criteria 1, 2, 3, or 4; and/or
- b. Person and Events Criteria 1 or 2.

As shown above, the property does not meet any of the required criteria.

### **INTEGRITY:**

The structure on the site at one point resembled the California Ranch architectural style. However, alterations made to the structure have heavily impacted the building's architectural integrity. Therefore, it is staff's opinion that the property does not retain its original architectural integrity.

### **CONCLUSION:**

Based on the designation criteria discussed above, Staff has determined that the property does not meet any national, state, or local designation criteria. Therefore, staff has determined that the site is not eligible to be designated as a local historic landmark.



**ATTACHMENTS:**

1. Draft HPC Resolution No. 25-007
2. Photograph – Site (2023)
3. Preserving Pomona Historic Architecture – California Ranch style
4. Photographs – Existing Site Conditions
5. Aerial Photographs (1948, 1953, 1959)
6. Building Permits (1951-1954)
7. Library Archive Findings
8. Historic Context Statement – Chapter 10 (1946-1980)