



MEMORANDUM

Date: April 19, 2018
To: Parks and Recreation Commission
From: Meg McWade, Public Works Director

SUBJECT: City of Pomona Historical Sites – Prioritization of Needs

Please find attached for your review the City of Pomona Historical Sites – Prioritization of Needs.

City of Pomona Historical Sites – Prioritization of Needs

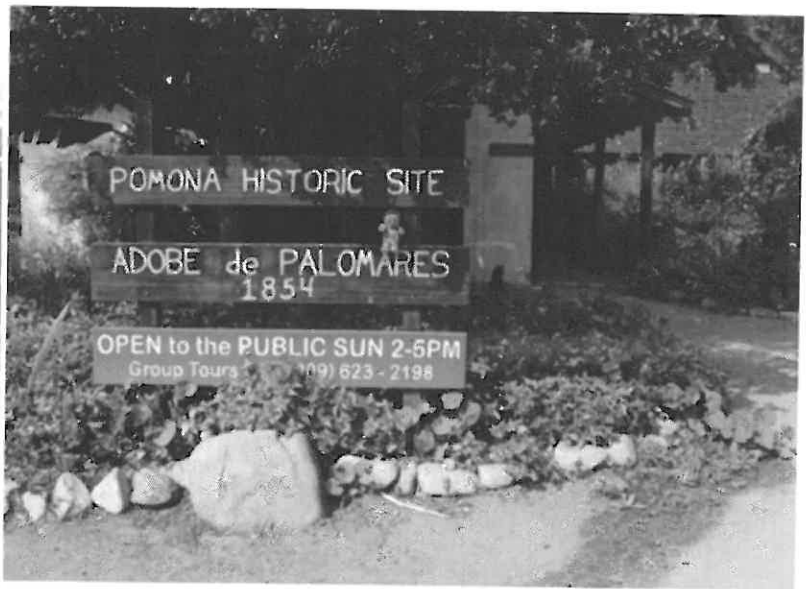
The following is a list of projects for City of Pomona Historical Sites. With the age and historical nature of the buildings, it is anticipated the level of craftsmanship required and unknown repairs may result in higher costs. The costs are ballpark estimates for discussion purposes and not based on actual bids for construction. The "OB" in the table reflects potential for placement in future operational budgets if funding permits. The numbers in the right columns of the charts reflect prioritization by City Staff and Historical Society of Pomona Valley (HSPV).

Adobe de Palomares

491 East Arrow Highway

The Ygnacio Palomares Adobe, also known as Adobe de Palomares, is a one-story adobe in Pomona, California, built between 1850 and 1855 as a residence for Don Ygnacio Palomares. The adobe was abandoned in the 1880s and was left to the elements until it was acquired by the City of Pomona in the 1930s. In 1939, the adobe was restored in a joint project of the City of Pomona, the Historical Society of Pomona Valley, and the Works Project Administration. Since 1940, the adobe has been open to the public as a museum on life in the Spanish and Mexican ranchos. It was listed on the National Register of Historic Places in 1971. The 13-room adobe was built in a T-shape with a courtyard. The living room and master bedroom were located at the stem of the T, and the adobe also had four more bedrooms, a dining room, kitchen, storeroom, tienda (or store), and storage chambers. The kitchen was located at the north end of the T, close to the outdoor oven (or "horno"). The house has been said to represent the blending of Mexican adobe construction and American styles, with the use of milled roofing and flooring on the adobe structure.



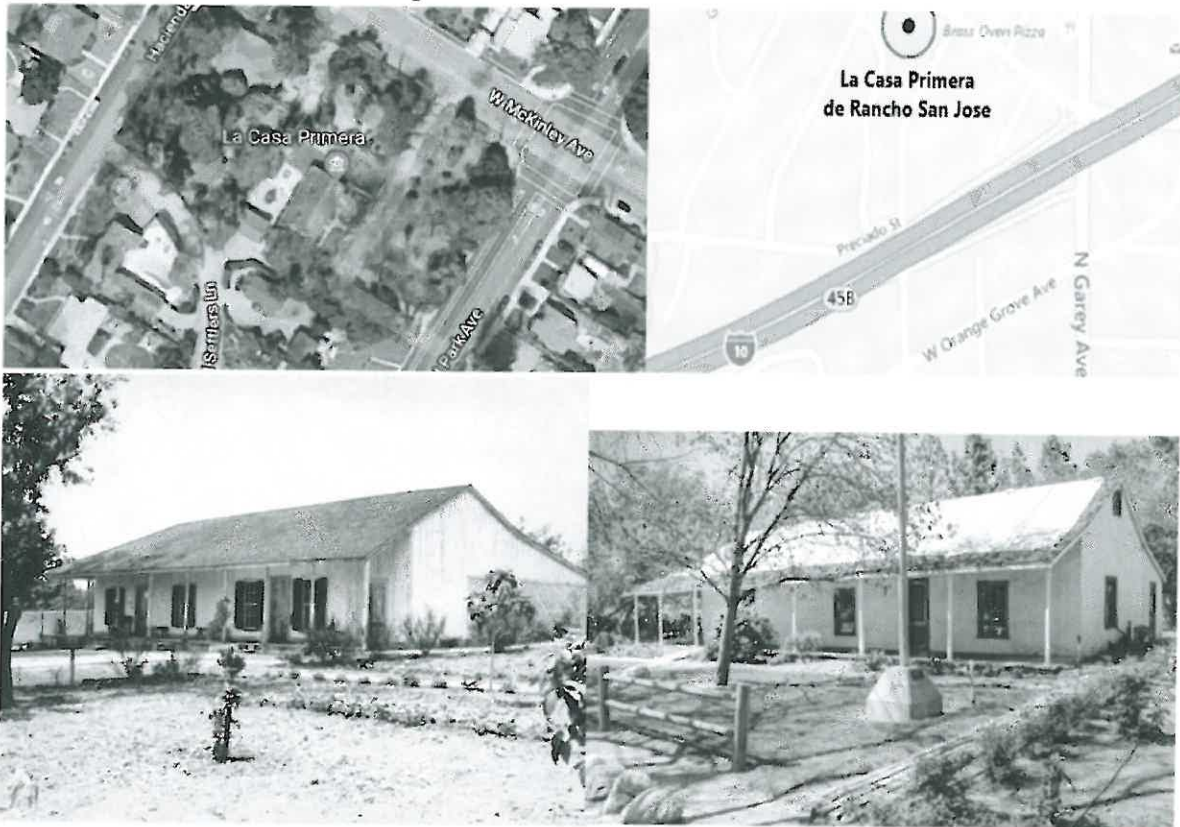


Project	Estimate	OB	Staff	HSPV
Alarm for Adobe and residence	\$3,000	√	1	4
Sprinklers repaired and reconfigured so that they do not hit the adobe walls or the adobe house	\$10,000	-	2	6
Replace rotted boards on front and back porches	\$50,000	-	3	5
Termite inspection and treatment	\$5,000	√	4	12
Adobe walls repaired on both sides and all the way around the site	\$70,000	-	5	1
Bathrooms need new plumbing and fixtures due to very low water pressure. Needs new urinal in the men's room	\$70,000	-	6	2
Redo the driveway with decomposed granite	\$25,000	-	7	3
Build a rock or concrete structure by the adobe pit with a drain for students to clean up	\$10,000	-	8	7
Repair and install new lighting on the adobe walls and on the trees	\$25,000	-	9	8
Re-landscape and replace plants to achieve original landscaping	\$30,000	-	10	9
Install motion sensor lighting	\$10,000	-	11	11
Place dumpster for the site	\$4,000	√	12	10

La Casa Primera de Rancho San Jose

1569 North Park

La Casa Primera de Rancho San Jose is a historic adobe structure built in 1837 in Pomona, California, by Ygnacio Palomares. The simple five-room adobe was the first home in the Pomona Valley (oldest in the old Rancho San Jose land grant) and was built in the Mexican adobe style with thick walls made of adobe brick. Palomares and his family lived at La Casa Primera for approximately seventeen years. Between 1850 and 1855, Palomares built a much larger adobe home for himself, known as the Ygnacio Palomares Adobe. La Casa Primera was declared a historic landmark in 1954 and added to the National Register of Historic Places in April 1975.

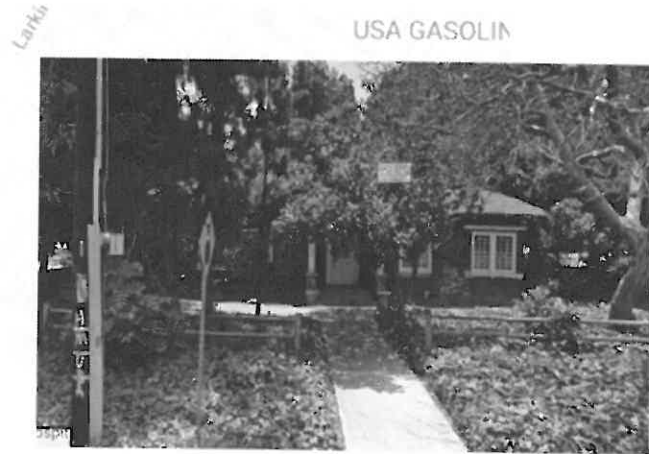


Project	Estimate	OB	Staff	HSPV
New roof on adobe and shed (Project underway April 2018)	\$75,000	-	NA	NA
Caretaker's home - bathroom remodel with shower (removal of bath tub that does not permit shower installation)	\$40,000	-	2	4
Alarm for resident's cottage and the adobe	\$6,000	√	3	2
Replace and repair log fencing around the site	\$15,000	-	4	6
Termite inspection and treatment all buildings on site	\$10,000	√	5	3
Replace rose bushes, removal of ivy and landscape per period	\$40,000	-	6	9
Trees trimmed and treated as needed	\$40,000	-	7	7
Install a first orange tree plaque	\$6,000	-	8	10
Install automatic sprinkler system when it is landscaped	\$20,000	-	9	5
Repair siding and windows and repaint the caretaker's home	\$30,000	-	10	8

Barbara Greenwood Kindergarten

332 W. McKinley Avenue

When the City of Pomona decided to build a new central kindergarten building in 1908, architect Ferdinand Davis worked closely with Barbara Greenwood on the design of the structure, incorporating her concepts for adapting the structure to its use by small children. Miss Greenwood's ideas include the use of low seats, window sills, and plumbing facilities scaled to the size of the child rather than an adult. A small stage was also included for play acting. The interior was thus more convenient for children and became a more conducive atmosphere for learning. The building served as a kindergarten at several locations in Pomona until it was abandoned by the school district in 1974. A movement was begun after that time to save the structure, and after the community subscription had been taken up, the building was finally moved to its present location in 1976 in order to save it from demolition.

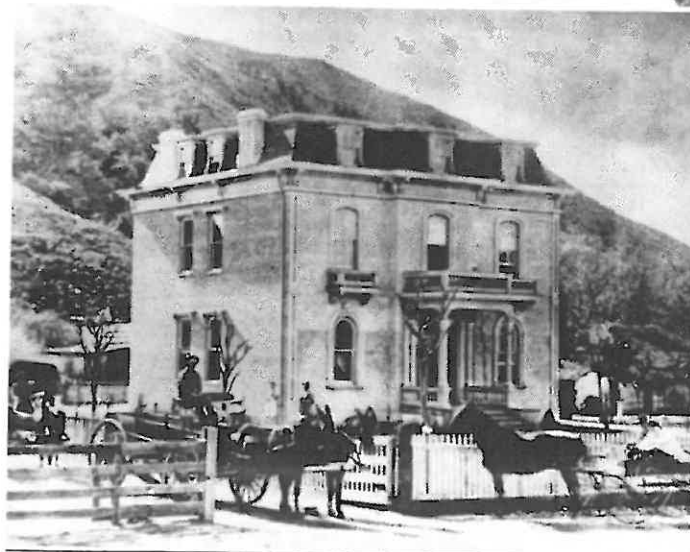
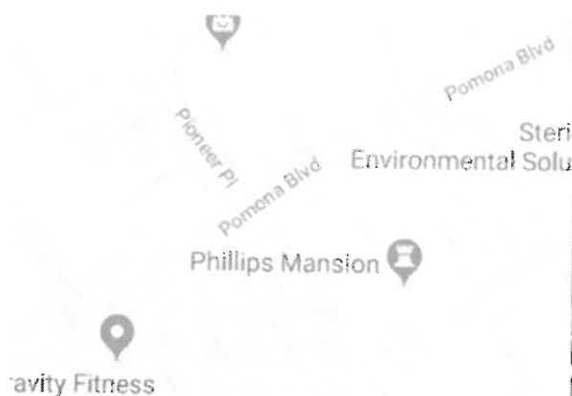


Project	Estimate	OB	Staff	HSPV
Block Fence repair - Completed 1/3/2018.	\$11,000	-	NA	NA
Termite inspection and treatment	\$5,000	√	2	2
Install new alarm system	\$3,000	√	3	3
Refinish flooring and replace any damaged/worn flooring	\$30,000	-	4	4
Landscaping and planting of appropriate plants	\$25,000	-	5	5
Signage for Barbara Greenwood Kindergarten	\$6,000	-	6	6

Phillips Mansion

2640 West Pomona Blvd

The Phillips Mansion was built in 1875 at a cost of over \$20,000. It has been described as having been built in the "Second Empire" or "Classic Haunted Mansion" architectural style. It was built with 3-foot-thick (0.91 m) walls, 16-foot (4.9 m) ceilings and six fireplaces. The bricks were made at the site by Joseph Mulally of Los Angeles. With its use of a mansard roof, some have described it as being "in the style of the New Orleans French homes." The interior of the mansion is finished in cherry and maple wood that was hauled by horse and wagon from San Pedro. The mansion represented a number of firsts in the Pomona Valley, including the following: The first home built with fired bricks; the first home fitted with gas lighting; and the first example of mansard roof architecture. Other than three Mexican-era adobe structures (the Ygnacio Palomares Adobe, the La Casa Primera de Rancho San Jose, and the La Casa Alvarado), the Phillips Mansion is also the oldest surviving house in the Pomona Valley.





Project	Estimate	OB	Staff	HSPV
Repair/paint fish scales on mansion roof and repair roof as needed	\$200,000	-	1	7
Repair/paint back porch and handicap ramp	\$20,000	-	2	1
Repair/paint front and side porches also include rebuilding of the front balcony	\$80,000	-	3	8
Repair and paint windows and all wood trim	\$150,000	-	4	9
Adequate housing for resident host/hostess. (\$90,000 – home/\$50,000 to install)	\$140,000	-	5	10
Build public restrooms on site	\$200,000	-	6	17
New front fencing and gate	\$65,000	-	7	11
Grade and install gravel on the driveway and the back area around Currier home and garage	\$30,000	-	8	5
Buggy garage - replace bad siding and trim and paint	\$50,000	-	9	12
Replace the deteriorating shed (w/similar style) behind mansion	\$100,000	-	10	18
Repoint bricks on the mansion	\$50,000	-	11	6
Electrical and plumbing on the second floor	\$100,000	-	12	13
Plaster walls and ceiling on the second floor	\$90,000	-	13	14
Install new wood flooring on the second floor	\$80,000	-	14	15
Repair/replace/paint molding, trim work, walls and ceilings on the second floor	\$100,000	-	15	16
Replace hot water heater.	\$3,000	√	16	4
Repair kitchen ceiling	\$5,000	√	17	3
Termite inspection and repair	10,000	√	NA	2

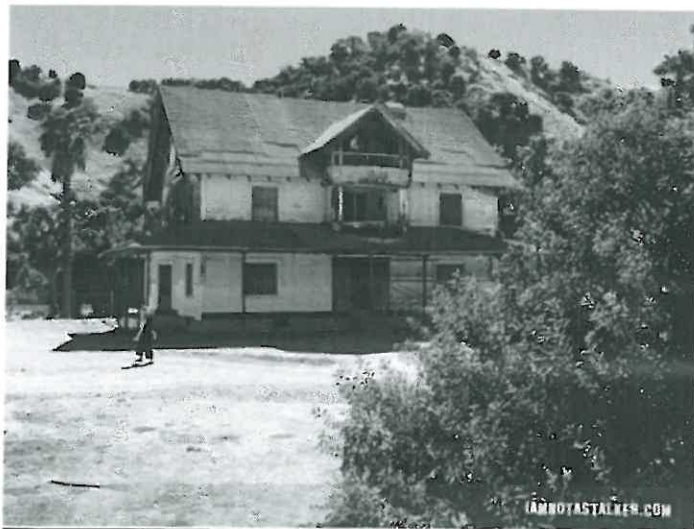
Currier House

2640 West Pomona Blvd

The house was constructed in 1907 for Senator A.T. Currier and his wife. It was relocated to the Phillip Mansion property in 2004 by the City of Industry, which paid for its relocation. The Currier House was built by Alvin Tyler Currier and was designed by Pomona architect Ferdinand Davis, who designed other prominent buildings in the city including the Masonic Lodge, the Ebell, Trinity Methodist Church and the Pomona City Stables, which in 2004 was placed on the National Register of Historic Places. The building reflects the transition period from the ornate Victorian architecture to the simpler and more utilitarian Craftsman. Currier was an important figure in Pomona. According to the Brackett History of Pomona Valley, Currier was a native of Maine who came to this area in 1869 and purchased a 2,500-acre ranch approximately five miles west of Pomona.



2640 Pomona Blvd, Pomona, CA 91768



Project	Estimate	OB	Staff	HSPV
Repair, replace roof as needed	\$175,000	-	1	1
Rebuild porch	\$100,000	-	2	7
Replace and repair siding, trim, doors and windows as needed	\$500,000	-	3	8
Paint exterior of the house	\$100,000	-	4	2
Wire home for electricity	\$200,000	-	5	3
Connect to the sewer line	\$80,000	-	6	4
Install all new plumbing and connect to water system	\$250,000	-	7	5
Restore kitchen and bathrooms	\$500,000	-	8	6
Install and repair sheetrock and plaster on all interior walls	\$250,000	-	9	9
Refinish and replace flooring as needed	\$175,000	-	10	10

∞ As a note, much of the background information related to the history of the sites was found on Wikipedia website.

∞ Barbara Greenwood information was taken from National Park Service documents.