

**RESOLUTION NO. 98-48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA APPROVING HISTORIC DISTRICT DESIGNATION HDD 97-005 DESIGNATING AS AN HISTORIC DISTRICT THE AREA ROUGHLY BOUNDED BY GAREY AVENUE ON THE WEST, TOWNE AVENUE ON THE EAST, MCKINLEY AVENUE ON THE NORTH, AND HOLT AVENUE ON THE SOUTH.**

**WHEREAS, the City Council of the City of Pomona, after giving notice thereof as required by law, held a public meeting on March 3, 1998, concerning requested Historic District Designation HDD 97-005;**

**WHEREAS, the CITY COUNCIL has carefully considered all pertinent testimony offered in the case as presented; and**

**WHEREAS, pursuant to the requirements of Section .5809-13 E of the Zoning Ordinance, the Historic Preservation Commission, on December 3, 1997 recommended that the City Council approve the requested Historic District Designation.**

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF POMONA AS FOLLOWS:**

**SECTION 1. The Pomona City Council hereby finds and determines that pursuant to Section .5809-13 D of the Zoning Ordinance, the proposed district meets the following criteria:**

- 1. A majority of the structures were built between the 1890's and 1940's, and thus, are over 50 years old. Of the 804 structures within the proposed district, fewer than 50 of those structures are less than 50 years old.**
- 2. The early owners of property within the proposed district represented a broad cross section of the community and included several local leaders, business people and pioneers of the City.**
- 3. A majority of the construction took place between 1890 and 1940 when a variety and mixture of different architectural was common. Although the Craftsman theme does dominate the district, there is a mix of other architectural styles including Victorian, Early Spanish Revival, Early Moderne, English Tudor Revival, Greek and Neo-Classical Revival design. In addition the riverrock porches which accentuate the front facades of several of the structures is an inherent material and design of that era.**
- 4. The proposed district is bordered by arterial and collector streets that geographically define the neighborhood. Centrally located Lincoln Park provides a focus and theme for the neighborhood. The historic street lamps north of Alvarado Street, trees and parkway design also provide a unifying**

design for the proposed district.

5. Ferdinand Davis, a noted architect of the early 1900's designed the Pilgrim Congregational Church.
6. Over 700 of the structures within the proposed district have been classified as "contributing" to a historical district based on the standards established by the State of California Department of Interior. In addition, there are 21 structures that are eligible on an individual basis for state and/or national recognition.
7. The proposed district is located just northeast of the original township of Pomona. The design and construction of both the structures and public thoroughfares were a contrast to the township, which was gridlike and symmetrical in design. This concept established Lincoln Park as one of the first suburbs that provided housing and spacious living for individuals who worked in the township.
8. There are over 300 Craftsman style houses within the proposed district. Most are one-story bungalows; however there are a multitude of full two-story and several other variations which lend rich texture to this collection.

**SECTION 2.** Based upon the above findings, the City Council hereby approves requested Historic District Designation HDD 97-005 designating the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south as an historic district. The property located at 239 East Holt Avenue (more commonly known as the Veteran's of Foreign War property) is specifically excluded from HDD 97-005. A map of the designated properties is attached herewith as Exhibit "A" and incorporated herein by this reference.

1. The following properties shall be exempt from provisions of the ordinance for as long as the corresponding property owner listed below retains ownership of the property:

Kenneth Lovgren	197 Garfield Ave. and 270 Garfield Ave.
Carol Mc Grael	185 Garfield Ave.
Kelly Warren	294 Monroe St.
J. Edwin McCormick	395 E. Kingsley Ave.
Terry Levotch	150 Garfield Ave.
Cecil & John Hope	715 S. Gibbs St.

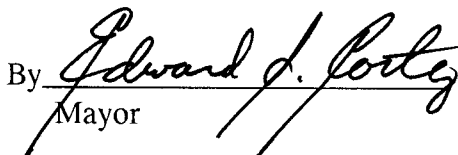
**SECTION 3.** The City Clerk shall certify to the passage and adoption of this Resolution and it shall thereafter be in full force and effect.

APPROVED AND PASSED this 4th day of May, 1998

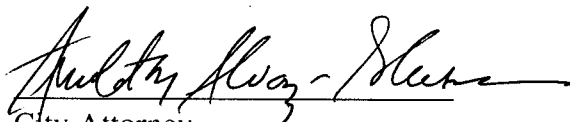
ATTEST:

THE CITY OF POMONA

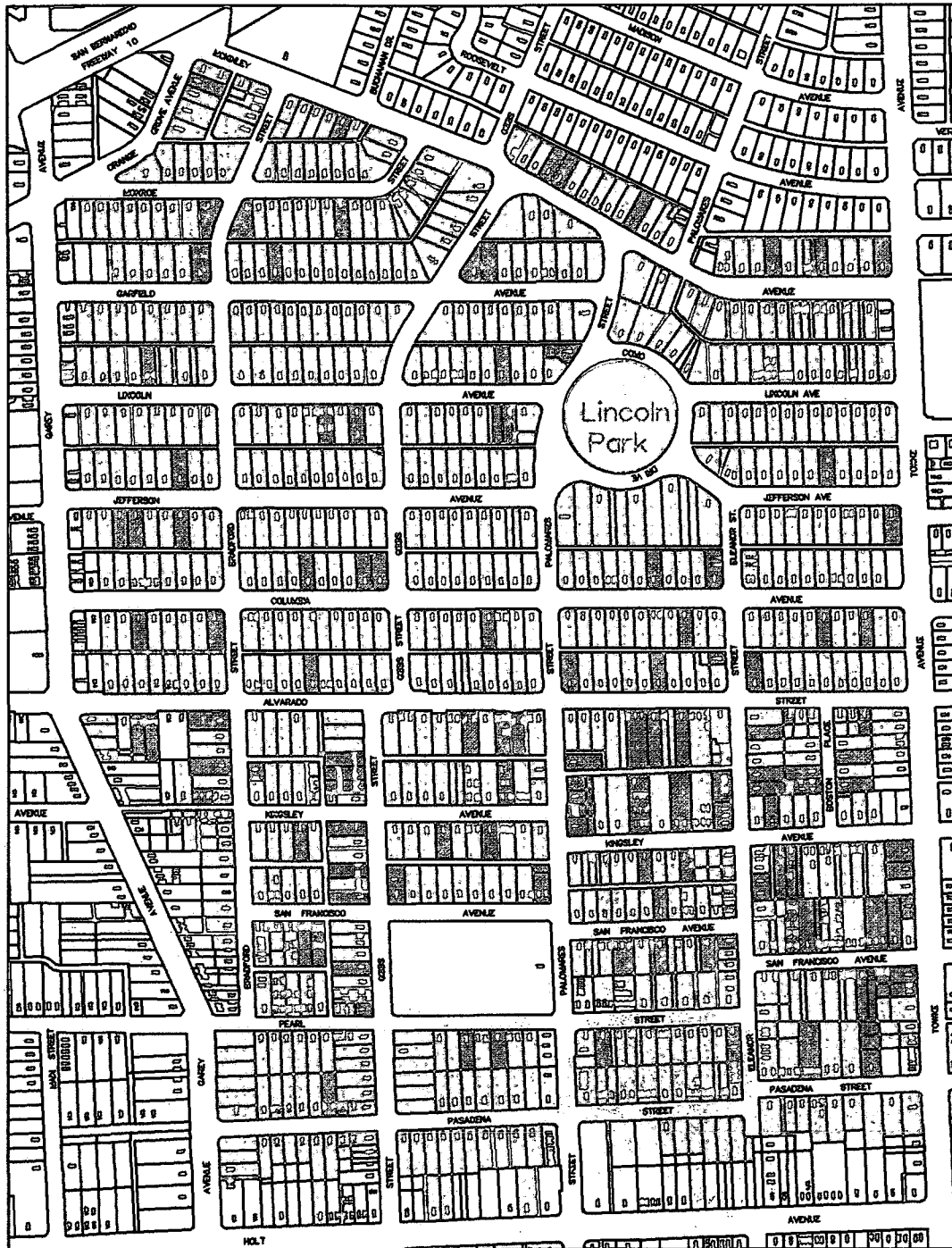
  
City Clerk

By   
Mayor

APPROVED AS TO FORM:



  
City Attorney

# EXHIBIT A



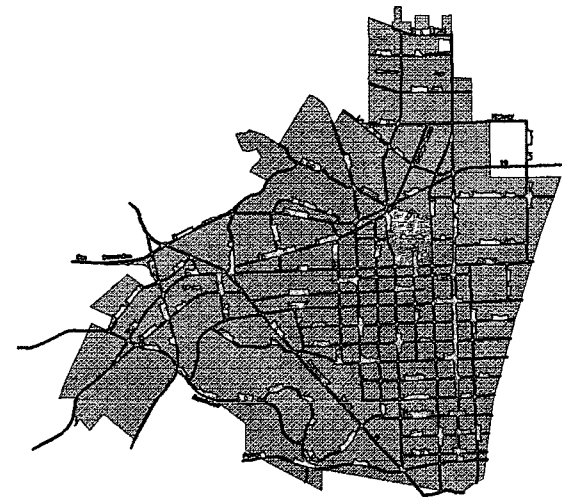
## LINCOLN PARK HISTORIC DISTRICT DESIGNATION

### LEGEND

-  CONTRIBUTING TO A HISTORIC DISTRICT BASED ON CRITERIA ESTABLISHED BY THE STATE OF CALIFORNIA DEPT. OF INTERIOR
-  NON-CONTRIBUTING TO A HISTORIC DISTRICT BASED ON CRITERIA ESTABLISHED BY THE STATE OF CALIFORNIA DEPT. OF INTERIOR




ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION



[illegible]

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Pomona, California, and signed by the Mayor of said City at a (an) \_\_\_\_\_ regular meeting of said Council, held on the 4th day of May, 1998, by the following vote, to wit:

AYES:	Councilmembers:	<u>Carrizosa, Lantz, Rothman, White,</u>
”	”	<u>(Mayor) Cortez.</u>
NOES:	”	<u>Soto.</u>
ABSTENTIONS:	”	<u></u>
ABSENT:	”	<u>Robles.</u>
NOT VOTING:	”	<u></u>

  
City Clerk

THE CITY OF  
**POMONA**  
MEMORANDUM

February 7, 2003

**To:** City Attorney  
**From:** City Clerk  
**Subject:** Correction of City Council Resolution No. 98-48

Attached is a request from Community Development, regarding correction of a City Council Resolution No. 98-48, approved back on May 4, 1998.

Inasmuch as this correction does not seem to be in the realm of a "clerical nature", please advise whether this needs to go back to City Council to approve exemption of the additional address.



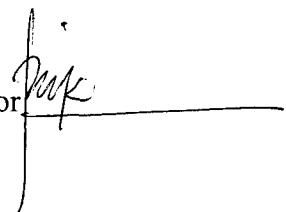
Elizabeth Villeral, CMC  
City Clerk


EV:ems

THE CITY OF  
**POMONA**  
MEMORANDUM

**Date** February 3, 2003

**To:** Elizabeth Villeral, City Clerk

**From:** Rick Gomez, Interim Community Development Director 

**By:** Candida Neal, Planning Manager   
Judy Kollar, Assistant Planner

**Subject:** Correction of City Council Resolution No. 98-48

Approved May 4, 1998, City Council Resolution No. 98-48 established the Lincoln Park Historic District. Prompted by a recent citizen inquiry, Planning Division staff listened to the tapes of the May 4, 1998 City Council meeting and discovered an error in the resolution. Specifically, Section 2.1 should exempt *two* properties owned by Kenneth Lovgren, 197 and 270 Garfield Avenue. Currently only 197 Garfield Avenue is listed.

Thank you for your assistance in correcting the error.



# CITY OF POMONA COUNCIL REPORT

March 2, 1998

No. 98-26

**To:** MAYOR AND CITY COUNCIL

**Subject:** Historic District Designation HDD 97-005 for the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south. (Council District 4)

## SUMMARY

**Issue** - Should the City Council approve an application for Historic District Designation for the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south?

**Recommendation** - Staff recommends that the City Council conduct a public hearing, and after receiving testimony approve Historic District Designation HDD 97-005.

**Other Recommendations** - On December 3, 1997, the Historic Preservation Commission conducted a public hearing and recommended, via Resolution No. HDD 97-005, that the City Council approve the subject application for Historic District Designation.

**Previous Related Actions** - On November 6, 1995, the City Council approved the Historic Preservation Ordinance.

**Public Noticing Requirements** - Pursuant to Section .5809-13 of the Zoning Ordinance, a notice for this hearing was mailed to the property owners and residents within the proposed district on January 30, 1998. A notice of this hearing was also published in the Inland Valley Daily Bulletin on February 20, 1998.

## Background

The subject application has been submitted by Pomona Heritage, a non profit organization dedicated to the preservation of Pomona's historical and architectural resources. Pomona Heritage assisted in the preparation of the Historic Resource Survey, prepared by Diane Marsh in 1994 and actively supported the adoption of the Historical Preservation Ordinance.

PUBLIC HRG OPENED  
& CONT'D TO APR. 20, 1998

## Lincoln Park Historic District Designation

March 2, 1998

Page 2 of 6

On December 3, 1997 the Historic Preservation Commission conducted a public hearing and recommended City Council approval of the subject district. Twenty residents spoke in favor of approval of the district and eight spoke in opposition.

## Discussion

### General District Description

The proposed 200-acre historic district is located in the central part of the City and northeast of the downtown in an area commonly referred to as "Lincoln Park". The boundaries of the proposed district are roughly Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north and Holt Avenue on the south (see map - Attachment 1).

The Historic Resources Survey prepared in 1994 classified 704 of the 808 structures in the proposed district as eligible to contribute to a local historic district based on the criteria established by the State of California Secretary of the Interior.

The proposed historic district consists predominately of residential structures, although some churches and small office buildings are scattered throughout the area. Most of the residential structures within the proposed district were built between the late 1890's and early 1940's. The overall architectural theme is "eclectic" which includes a mixture of Spanish Revival, Craftsman, Tudor and Victorian design.

The proposed district includes a few architecturally and historically significant commercial structures on Garey and Holt Avenues. However, the majority of the commercial structures on these streets were built in more recent years, and therefore, are not included in the proposed historic district. A senior housing project and some newer buildings along Palomares Street are also excluded from the proposed historic district.

Lincoln Park is a city-owned park that is circular and is located near the center of the proposed district. The park was dedicated to the City in 1909 by the W.G. Halstead Syndicate. The W.G. Halstead Syndicate was a group of real estate developers that constructed several tracts within the proposed district. Because of the park's shape, spacious greenery and central location, it is the focus and central attraction for residents who live in the surrounding neighborhood.

### Criteria for Establishing District

Pursuant to Section .5809-13 D of the Zoning Ordinance, areas to be eligible for local Historic District Designation must meet one of eleven specified criteria. Once a district is established, buildings within a district may not be structurally altered or demolished without review and approval by the Historic Preservation Commission.

The Historic Preservation Commission has reviewed the Lincoln Park Historic District application and submits that the proposed district satisfies the following standards.

***"The building or majority of buildings (in a district) are fifty or more years old or of exceptional quality if less than fifty years."*** A majority of the structures were built between the 1890's and 1940's, and thus, are over 50 years old. Of the 804 structures within the proposed district, fewer than 50 of those structures were built after 1948.

***"It exemplifies or reflects special elements of City of Pomona's cultural, social, economic, political, aesthetic, engineering architectural, or natural history."*** The early owners of property within the proposed district represented a broad cross section of the community and included several local leaders, business people and pioneers of the City.

***"It embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship."*** Although the Craftsman theme dominates the district, there is a mix of other architectural styles including Victorian, Early Spanish Revival, Early Moderne, English Tudor Revival, Greek and Neo-Classical Revival design. In addition the riverrock porches which are commonly found on craftsman homes are made from indigenous material.

***"It contributes to the significance of an historic era, 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."*** The proposed district is bordered by arterial and collector streets that geographically define the neighborhood. Centrally located Lincoln Park provides a focus and theme for the neighborhood. The historic street lamps north of Alvarado Street, trees and parkway design also provide a unifying design element for the proposed district.

***"It is work of a noted builder, designer, landscape designer or architect."*** Ferdinand Davis, a noted architect of the early 1900's designed the Pilgrim Congregational Church.

***"It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement of innovation."*** Over 700 of the structures within the proposed district have been classified as "contributing" to a historical district based on the standards

## Lincoln Park Historic District Designation

March 2, 1998

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established by the State of California Department of Interior. In addition, there are 21 structures that are eligible on an individual basis for state and/or national recognition.

*"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."* The proposed district is located just northeast of the original township of Pomona. When the area was originally platted, the design and construction of both the structures and public thoroughfares were a contrast to the township, which was gridlike and symmetrical in design. This contrast helped to establish the Lincoln Park area as one of Pomona's first suburbs.

*"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."* There are over 300 Craftsman style houses within the proposed district. Most are one-story bungalows; however there are a multitude of full two-story and several other variations which lend rich texture to this collection.

### Impacts of Adopting District

The Historic Preservation Ordinance allows for the establishment of a Historic District for areas containing a concentration of structures or improvements that have special character, historic interest, or aesthetic value.

Once an area is designated a Historic District, plans to alter the exterior of structures within the district would require additional review by either Planning Division staff or the Historic Preservation Commission. The intent of the review would be to ensure that the proposed alteration preserves the architectural character of the structure and subsequently the district. Interior alterations would not be subject to any further review or permit requirements. Larger scale projects such as room additions or new construction would require review and approval by the Historic Preservation Commission. Minor projects such as the changing of windows or fascia board, and minor repairs would be reviewed by City Planning staff.

### Historic Preservation Ordinance Amendment

The City Council is currently considering a Code Amendment to the Historic Preservation Ordinance. The proposed Code Amendment would alter the requirements for establishing a Historic District. Of particular concern is the property owner acceptance provision, the Code as currently written does not establish any minimum requirements for property owner support.

Lincoln Park Historic District Designation

March 2, 1998

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The Code Amendment was considered by the Historic Preservation Commission on September 3, 1997, their recommendation was to retain the existing language regarding property owner consent.

The Planning Commission reviewed the Code Amendment on October 22, 1997. The Commission recommended that the Ordinance be revised to include a property owner consent provision. Specifically, the Planning Commission recommended that all applications for Historic District status be accompanied by the written support of 75% of the area's property owners.

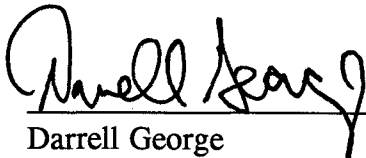
Presently the Council has not taken formal action on the proposed Code Amendment.

Conclusion

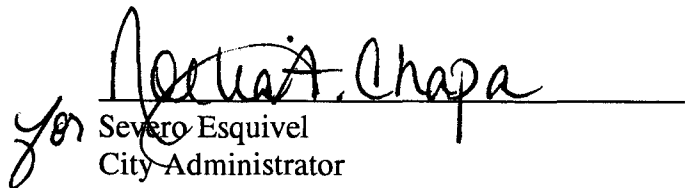
The Historic Preservation Ordinance dictates that one or more of eleven specific findings must be made by the City Council in order to designate an area as a Historic District. As demonstrated above, eight findings can be made supporting adoption of the proposed Historic District. In addition, this application is not subject to any property owner consent requirements. Therefore, it is recommended that the City Council adopt the attached draft resolution establishing the Lincoln Park Historic District.

Respectfully Submitted,

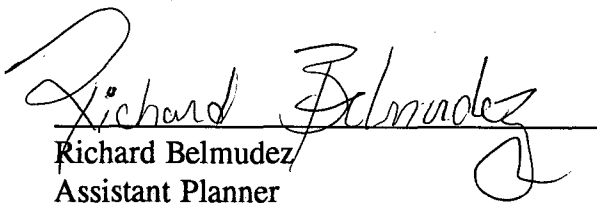
Approved by,



Darrell George  
Economic Development Director

  
for Severo Esquivel  
City Administrator

Prepared by,

  
Richard Belmudez  
Assistant Planner

Lincoln Park Historic District Designation

March 2, 1998

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**Attachments:**

Attachment 1 - Map of Proposed District

Attachment 2 - Draft Resolution

Attachment 3 - Historic Preservation Commission Resolution No. 97-005

Attachment 4 - Minutes from the December 3, 1997 Historic Preservation  
Commission Meeting

Attachment 5 - December 3, 1997 Staff Report to the Historic Preservation

**Note: An inventory of each of the individual "contributing" structures within the proposed district including pictures and descriptions consist of seven volumes and is available for review in the Planning Division in separate volumes titled "Lincoln Park Historic District".**

rich\ccreport\hdlinpk.wpd

THE CITY OF  
POMONA

MEMORANDUM

TO: Mayor and City Council

FROM: Noelia F. Chapa, Assistant City Administrator *NC*

SUBJECT: May 4, 1998 City Council Agenda Items #5, Historic District Designation  
and #6 , Residential Solid Waste Disposal.

Councilmember Robles will not be able to attend the May 4 Council meeting. He is requesting that these agenda matters be continued to the next regular meeting of May 18, 1998. In the past, Councilmembers' request to continue agenda items have been honored and Mayor Cortez concurs with this request.

*CAROL MCGRAEL  
185 GARFIELD*

*KELLY WARREN  
294 MONTROE*

*J. EDWIN MCCORMICK  
395 E. MCKINLEY  
POMONA 91767*

*909) 623-4266*

*KENNETH H.  
LOVgren 197 GARFIELD*

THE CITY OF  
**POMONA**

*Copy to City Clerk and  
city attorney  
for the MAY 4th mtg.*

April 23, 1998

**MEMORANDUM**

**TO: MAYOR AND CITY COUNCIL**

**FROM: SEVERO ESQUIVEL, CITY ADMINISTRATOR** *Severo by NFC*

**SUBJECT: COUNCIL AGENDA ITEMS -APRIL 20, 1998**

For your information last week through Monday at 6:00 p.m., Administration Department logged telephone calls from citizens either in support or opposition of Council Agenda item:

- **Public Hearing on Historic District Designation for the area roughly bounded by Garey Avenue, Towne Avenue McKinley Avenue and Holt Avenue (Item #6)**

<u>NAME/ADDRESS</u>	<u>PHONE #</u>	<u>SUPPORT/YES</u> <u>OPPOSE/NO</u>
Robert Summers 159 E. Holt	--	YES
Alexis Matus	909/624-5826	YES
Beth Page	909/624-4966	YES
Michele Ritchie	909/629-7047	YES
Steve Rebello 296 E. Lincoln	909/629-0188	YES
Diana & John Rose 143 E. Alvarado	909/865-9233	YES
Mr. & Mrs. Fred Vanell	909/629-2062	YES
Alex Calero	909/869-4257	YES
Mario Corona	909/623-8114	YES
Jeff Cohen	909/444-2971	YES
Jennifer Matsuma	909/869-7200	YES

SE/ao/aaa6



# CITY OF POMONA COUNCIL REPORT

April 20, 1998  
(Continued to May 4, 1998)

No. 98-40

To: MAYOR AND CITY COUNCIL

Subject: Historic District Designation HDD 97-005 for the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south. (Council District 4)

## SUMMARY

**Issue** - Should the City Council approve an application for Historic District Designation for the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south?

**Recommendation** - It is recommended that the City Council open the public hearing, and after receiving testimony approve Historic District HDD 97-005.

**Other Recommendations** - On December 3, 1997, the Historic Preservation Commission conducted a public hearing and recommended, via Resolution No. HDD 97-005, that the City Council approve the subject application for Historic District Designation.

**Previous Related Actions** - On November 6, 1995, the City Council approved the Historic Preservation Ordinance. On March 2, 1998 the City Council continued this item to April 20, 1998.

**Public Noticing Requirements** - Pursuant to Section 5809-13 of the Zoning Ordinance, a notice for this hearing was mailed to the property owners and residents within the proposed district on January 30, 1998. A notice of this hearing was also published in the Inland Valley Daily Bulletin on February 20, 1998.

## Background

The subject application has been submitted by Pomona Heritage, a non profit organization, dedicated to the preservation of Pomona's historical and architectural resources. Pomona Heritage assisted in the preparation of the Historic Resource Survey, prepared by Diane Marsh in 1994 and actively supported the adoption of the Historical Preservation Ordinance.

On December 3, 1997 the Historic Preservation Commission conducted a public hearing and recommended City Council approval of the subject district. Twenty residents spoke in favor of approval of the district and eight spoke in opposition.

On March 2, 1998 the City Council continued this item until April 20, 1998. This was done at the request of the applicant, Pomona Heritage.

## **Discussion**

### General District Description

The proposed 200-acre Historic District is located in the central part of the City and northeast of the downtown in an area commonly referred to as "Lincoln Park." The boundaries of the proposed district are roughly Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north and Holt Avenue on the south (see map - Attachment 1).

The Historic Resources Survey prepared in 1994 classified 704 of the 808 structures in the proposed district as eligible to contribute to a local historic district based on the criteria established by the State of California Secretary of the Interior.

The proposed Historic District consists predominately of residential structures, although some churches and small office buildings are scattered throughout the area. Most of the residential structures within the proposed district were built between the late 1890's and early 1940's. The overall architectural theme is "eclectic" which includes a mixture of Spanish Revival, Craftsman, Tudor and Victorian design.

The proposed district includes a few architecturally and historically significant commercial structures on Garey and Holt Avenues. However, the majority of the commercial structures on these streets were built in more recent years, and therefore, are not included in the proposed historic district. A senior housing project and some newer buildings along Palomares Street are also excluded from the proposed historic district.

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### Criteria for Establishing District

Pursuant to Section .5809-13 D of the Zoning Ordinance, to be eligible for local Historic District Designation, a proposed district must meet one of eleven specified criteria. Once a district is established, buildings within a district may not be structurally altered or demolished without review and approval by the Historic Preservation Commission.

The Historic Preservation Commission has reviewed the Lincoln Park Historic District application

and submits that the proposed district satisfies the following specified criteria from the Historic Preservation Ordinance.

**“The building or majority of buildings (in a district) are fifty or more years old or of exceptional quality if less than fifty years.”** A majority of the structures were built between the 1890's and 1940's, and thus, are over 50 years old. Of the 804 structures within the proposed district, fewer than 50 of those structures were built after 1948.

**“It exemplifies or reflects special elements of City of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.”** The early owners of property within the proposed district represented a broad cross section of the community and included several local leaders, business people and pioneers of the City.

**“It embodies distinctive characteristics of a style, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.”** Although the Craftsman theme dominates the district, there is a mix of other architectural styles including Victorian, Early Spanish Revival, Early Moderne, English Tudor Revival, Greek and Neo-Classical Revival design. In addition the riverrock porches which are commonly found on craftsman homes are made from indigenous material and characteristic of the Pomona Valley.

**“It contributes to the significance of an historic era, 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.”** The proposed district is bordered by arterial and collector streets that geographically define the neighborhood. Centrally located Lincoln Park provides a focus and theme for the neighborhood. The historic street lamps north of Alvarado Street, trees and parkway design also provide a unifying design element for the proposed district.

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Ferdinand Davis, a noted architect of the early 1900's designed the Pilgrim Congregational Church.

**“It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.”**  
Over 700 of the structures within the proposed district have been classified as “contributing” to a historical district based on the standards established by the State

of California Department of Interior. In addition, there are 21 structures that are eligible on an individual basis for state and/or national recognition.

**“ 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.”** The proposed district is located just northeast of the original township of Pomona. When the area was originally platted, the design and construction of both the structures and public thoroughfares were a contrast to the township, which was gridlike and symmetrical in design. This contrast helped to establish the Lincoln Park area as one of the first City's suburbs. As a result, the area provided housing and spacious living for individuals who worked in the township.

**“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.”** There are over 300 Craftsman style houses within the proposed district. Most are one-story bungalows; however there are a number of full two-story and several other variations which lend rich texture to this collection.

#### Impacts of Adopting District

The Historic Preservation Ordinance allows for the establishment of a Historic District for areas containing a concentration of structures or improvements that have special character, historic interest, or aesthetic value.

Once an area is designated as a Historic District, plans to alter the exterior of structures within the district would require additional review by either Planning Division staff or the Historic Preservation Commission. The intent of the review would be to ensure that the proposed alteration preserves the architectural character of the structure and subsequently the district. Interior alterations would not be subject to any further review or permit requirements. Larger scale projects such as room additions or new construction would require review and approval by the Historic Preservation Commission. Minor projects such as the changing of windows or fascia board, and minor repairs would be reviewed by City Planning staff.

#### Code Amendment to the Historic Preservation Ordinance

The City Council is currently considering a Code Amendment to the Historic Preservation Ordinance. The first reading of the Code amendment is scheduled for a public hearing on May 18, 1998. If approved, the second reading may be heard on June 1, 1998 and the new ordinance would go into effect 30 days later.

The proposed Code Amendment would alter the Historic District application process. Specifically, the Code Amendment would revise the district application process requiring that fifty percent (50%) of the property owners within the proposed district support the district designation. In addition, staff has been directed to provide the City Council with alternatives of a provision which will allow property owners within a designated district to have the opportunity to be excluded from the district. The potential impact of these two provisions to the subject designation is as follows:

<b>Proposed Amendment</b>	<b>Potential Impact to Subject Designation</b>
<b>Application Process Revision</b>	The subject application was submitted on October 13, 1997. Public hearings have been noticed, scheduled and conducted pursuant to the time frame established in the current Ordinance. Therefore, the property owner consent provision would not be applicable to the subject application since the application has been accepted and processed prior to adoption of the new ordinance.
<b>Exclusion Option</b>	The provision to allow property owners the option to have their properties excluded from a historic district designation could be written in a variety of ways. The impact of the proposed provision is questionable until a consensus is reached by the City Council as to the language of such a provision. Since this provision is not a submittal guideline, it would be the City Council's discretion when adopting the pending Code Amendment, to make the provision applicable to previously approved Historic Landmark/Districts or not.

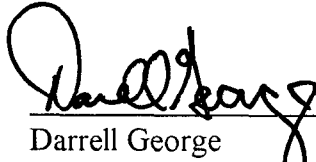
### Conclusion

The Historic Preservation Ordinance dictates that one or more of eleven specific findings must be made by the City Council in order to designate an area as a Historic District. As discussed above, eight findings can be made supporting adoption of the proposed Historic District.

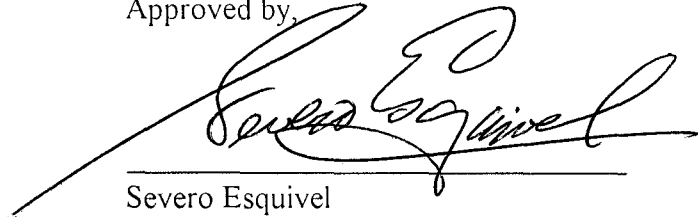
In regards to the application process revisions, the application was submitted and accepted prior to the adoption of the proposed Code Amendment. Therefore, the application must proceed based on the existing application procedure and within the time frame mandated in the current Historic Preservation Ordinance.

If the City Council proceeds with amending the ordinance to allow property owners the option to have their properties excluded from the district, language should be included which specifies if the provision is applicable to previously approved Historic Landmark or Districts.

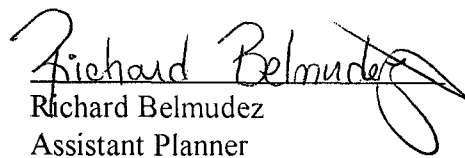
Respectfully Submitted,

  
\_\_\_\_\_  
Darrell George  
Economic Development Director

Approved by,

  
\_\_\_\_\_  
Severo Esquivel  
City Administrator

Prepared by,

  
\_\_\_\_\_  
Richard Belmudez  
Assistant Planner

**Attachments:**

- Attachment 1 - Map of Proposed District
- Attachment 2 - Draft Resolution
- Attachment 3 - Historic Preservation Commission Resolution No. 97-005
- Attachment 4 - Minutes from the December 3, 1997 Historic Preservation  
Commission Meeting
- Attachment 5 - December 3, 1997 Staff Report to the Historic Preservation



**Note:** An inventory of each of the individual "contributing" structures within the proposed district including pictures and descriptions is contained in seven volumes titled "Lincoln Park Historic District." The inventory is available for review in the Planning Division.

Attachment 1



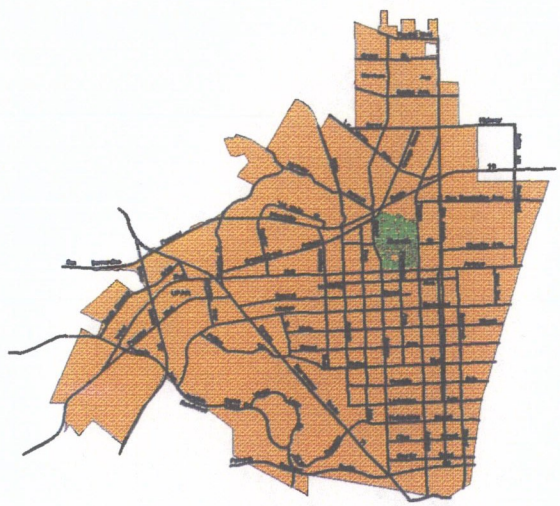
# LINCOLN PARK HISTORIC DISTRICT DESIGNATION

## LEGEND

-  CONTRIBUTING TO A HISTORIC DISTRICT BASED ON CRITERIA ESTABLISHED BY THE STATE OF CALIFORNIA DEPT. OF INTERIOR
-  NON-CONTRIBUTING TO A HISTORIC DISTRICT BASED ON CRITERIA ESTABLISHED BY THE STATE OF CALIFORNIA DEPT. OF INTERIOR



ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION



## RESOLUTION NO. 97-005

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF  
**HISTORIC DISTRICT DESIGNATION HDD 97-005 DESIGNATING AS AN  
HISTORIC DISTRICT THE AREA ROUGHLY BOUNDED BY GAREY AVENUE ON  
THE WEST, TOWNE AVENUE ON THE EAST, MCKINLEY AVENUE ON THE  
NORTH, AND HOLT AVENUE ON THE SOUTH.**

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA  
DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

WHEREAS, the Historic Preservation Commission of the City of Pomona has,  
after giving notice thereof as required by law, held a public hearing concerning requested **Historic  
District Designation HDD 97-005**;

WHEREAS, pursuant to the requirements of Section .5809-13 E of the Zoning  
Ordinance, the Historic Preservation Commission, on December 3, 1997 has carefully considered  
all pertinent testimony offered in the case as presented at the public hearing;

SECTION 1. The Historic Preservation Commission hereby finds and determines  
that pursuant to Section .5809-13 D of the Zoning Ordinance, the subject area meets the following  
criteria:

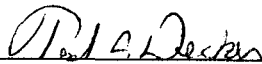
1. A majority of the structures were built between the 1890's and 1940's and thus are  
over 50 years old. There is a total of 804 structures within the proposed district  
and fewer than 50 of those are less than 50 years old.
2. Over 700 of the structures within the proposed district have been classified as  
"contributing" to a historical district. In addition, there are 21 structures that are  
eligible on an individual basis for state and/or national recognition.
3. A majority of the construction took place in the "eclectic era" when a mixture of  
architectural styles was in fact the overall theme. Although the Craftsman theme  
does dominate the district, there is a wide mix of several other architectural styles  
including Victorian, Early Spanish Revival, Early Modern, English Tudor Revival,  
Greek and Neo-Classical Revival. The large number of contrasting architectural  
styles provides a kaleidoscope of rich architectural detail.
4. There is an eclectic mixture of superbly crafted residential structures within the  
district which is bordered by arterial and collector streets that geographically define  
the neighborhood. In addition the centrally located park dedicated in the early  
developmental years of the City is a recreational attraction for the neighborhood.

5. The proposed district is located just northeast of the original township of Pomona. The design and construction of both the structures and public thoroughfares were a contrast to the township, which was a regional hub of activity. This concept established Lincoln Park as one of the first suburbs that provided housing and spacious living for individuals who worked in the township.
6. Ferdinand Davis, a noted architect of the early 1900's designed the Pilgrim Congregational Church. In addition, several locally celebrated architects have designed some of the churches and structures within the district.
7. The early owners of the district represented a broad cross section of the community and included several local leaders, business people and pioneers of the City.
8. There are over three hundred Craftsman style houses within the proposed district. This includes 1½ story, full 2 story and several other variations which lend rich texture to this collection.

SECTION 2. Based upon the above findings, the Historic Preservation Commission hereby recommends that the City Council approve requested Historic District Designation HDD 97-005 designating the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south as an historic district.

SECTION 3. That the Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED, PASSED, AND ADOPTED this 3rd day of December, 1997.

  
TAD DECKER  
HISTORIC PRESERVATION  
COMMISSION CHAIRPERSON

ATTEST:

  
DENNIS MACKAY  
HISTORIC PRESERVATION  
COMMISSION SECRETARY

3-2

Resolution 97-005

Page 3 of 3

APPROVED AS TO FORM:

*Merrilee Fellows*

MERRILEE FELLOWS  
DEPUTY CITY ATTORNEY

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

AYES:       Cerde, Blanton, Freeland, Mascorro, Moreno, Ruecker and Decker.  
NOES:       None.  
ABSTAIN:    None.  
ABSENT:     None.

"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. 10904.6 C.C.P.

rich\hpresol\LINPK

3-3



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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION REPORT

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December 3, 1997

To: Historic Preservation Commission

Subject: ~~Historic District Designation~~ **HDD-97-005 for the area roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south. (Commonly known as "Lincoln Park")**

### Background

The proposed Lincoln Park Historic District encompasses 200 acres of area located in the central part of the City, northeast of the downtown area. The boundaries of the proposed district are roughly Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north and Holt Avenue on the south. The proposed district also includes some architecturally and historically significant commercial structures on Garey and Holt Avenues. However, the majority of the commercial structures on Holt and Garey Avenue were built in more recent years and therefore are not included in the proposed historic district. A senior housing project and some newer offices along Palomares Street are also excluded from the proposed historic district.

The proposed historic district consists of predominately residential structures with the exception of some churches and small office buildings scattered throughout the area. Most of the structures within the proposed district were built between the late 1890's and early 1940's. The overall architectural theme is "eclectic" which includes a mixture of Spanish Revival, Craftsman, Tudor and Victorian. The 1994 Historic Resources Survey prepared by historic preservation consultant Dianne Marsh classified 704 of the 808 structures in the proposed district as "eligible to contribute to a local historic district."

"Lincoln Park" is a city owned park that is circular in shape and located near the center of the proposed district. The park was dedicated to the City in 1909 by the W.G. Halstead Syndicate. W.G. Halstead was a group of real estate developers which constructed several tracts within the subject district. Because of its shape, spacious greenery and central location the park is the focus and central attraction for residents, who live in the surrounding neighborhood.

5-1

## Analysis

Pursuant to Section .5708-13 D of the Zoning Ordinance, a district must meet one or more of the listed standards to be eligible for local Historic District Designation and hence be listed on the City's register. Staff believes the following findings can be made:

*"The building or majority of buildings (in the district) are fifty or more years old or of exceptional quality if less than fifty years."* A majority of the structures were built between the 1890's and 1940's and thus are over 50 years old. There is a total of 804 structures within the proposed district and fewer than 50 of those are less than 50 years old.

*"It embodies significant, architectural, structural design and/or craftsmanship."* Over 700 of the structures within the proposed district have been classified as "contributing" to a historical district. In addition, there are 21 structures that are eligible on an individual basis for state and/or national recognition.

*"It embodies a distinct architectural style, period method of construction, indigenous, material, craftsmanship."* A majority of the construction took place in the "eclectic era" when a mixture of architectural styles was in fact the overall theme. Although the Craftsman theme does dominate the district, there is a wide mix of several other architectural styles including Victorian, Early Spanish Revival, Early Moderne, English Tudor Revival, Greek and Neo-Classical Revival. The large number of contrasting architectural styles provides a kaleidoscope of rich architectural detail.

*"Contributes to an historic era, geographically unique with concentration of historical/ scenic properties or thematically related groups of properties, unified by plan or physical development."* There is an eclectic mixture of superbly crafted residential structures within the district which is bordered by arterial and collector streets that geographically define the neighborhood. In addition the centrally located park dedicated in the early developmental years of the City is a recreational attraction for the neighborhood.

*"Reflects significant geographical patterns including those associated with different eras of settlement and growth, transportation modes, or distinctive park or community planning."* The proposed district is located just northeast of the original township of Pomona. The design and construction of both the structures and public thoroughfares were a contrast to the township, which was a regional hub of activity. This concept established Lincoln Park as one of the first suburbs that provided housing and spacious living for individuals who worked in the township.

5-2

*"Work of a noted architect, builder, designer, person."* Ferdinand Davis, a noted architect of the early 1900's designed the Pilgrim Congregational Church. In addition, several locally celebrated architects have designed some of the churches and structures within the district.

*"Reflects special elements of City's social, economic, political, architectural, engineering or natural history."* The early owners of the proposed district represented a broad cross section of the community and included several local leaders, business people and pioneers of the City.

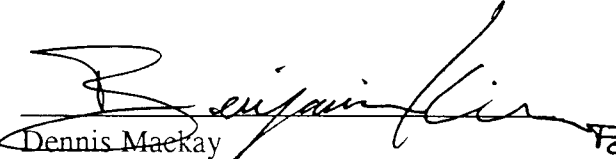
*"Prime example of an architectural or historical type or specimen."* There are over three hundred Craftsman style houses within the proposed district. Most are 1½ story bungalows, however there is also a multitude of full two story and several other variations which lend rich texture to this collection.

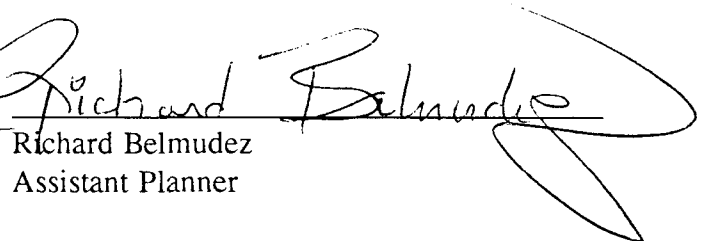
### Recommendation

Staff recommends that the Commission approve Resolution No. 97-005, recommending City Council approval of Historic District Designation HDD 97-005 for the Lincoln Park Historic District.

Respectfully Submitted,

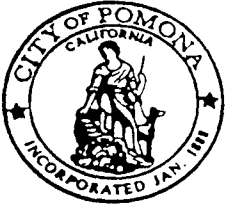
Prepared by,

  
Dennis Mackay  
Planning and Development Services Manager

  
Richard Belmudez  
Assistant Planner

### Attachments

- A - Draft Resolution No. 97-005
- B - Lincoln Park Historic District Application
- C - Map of Proposed Lincoln Park Historical District
- D - List of Early Business People Who Lived in Proposed District



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

## APPLICATION FOR HISTORIC DISTRICT DESIGNATION

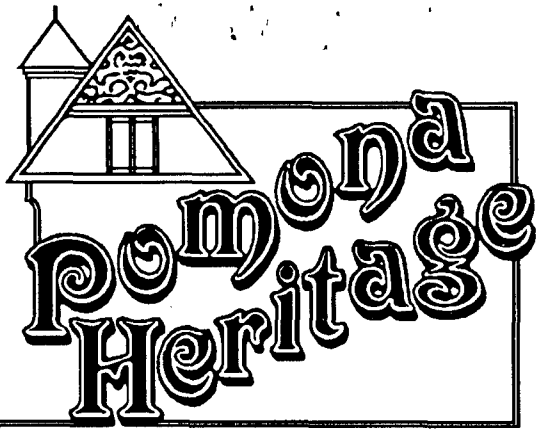
(See accompanying instructions for guidance)

Application No. \_\_\_\_\_  
Date Received 10/13/97  
By [Signature]

1. Proposed District: LINCOLN PARK
2. Historical References: "SEE ATTACHED"
3. District Boundaries: "SEE MAPS"
4. District Zoning: R-1-6000; AP; C-2; C-3; C-4
5. Present Use (check what is/are applicable):  
☒ Residence ☒ Commercial ☒ Vacant ☒ Public ☒ Institutional ☐ Industrial ☐ Other
6. Threats to District: "SEE ATTACHED"  
(enter "none" if no threats exist)
7. ☒ District Layout/Plot Plan Attached
8. District Description (describe architectural styles, surrounding buildings, parks, etc.):  
"SEE ATTACHED"
9. Historical Attachments: "SEE ATTACHED"
10. Indicate No. of contributing buildings within proposed district and attach Primary Structure Information Forms.: 704 Contributing & 104 Non-contributing
11. Qualifications for Historic Landmark Status (please check what is/are applicable):  
☒ majority of buildings in district are 50 years or older  
☐ unique location, view, vista or physical characteristics  
☒ reflects special elements of City's social, economic, political, architectural, engineering or natural history  
☒ significant architectural, structural design or craftsmanship

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March 2, 1998

To: City of Pomona Mayor and Councilpersons

From: Pomona Heritage

Pomona Heritage is pleased to submit the application that is before you tonight for the designation of the Lincoln Park Historic District. Our members have exerted a considerable and commendable effort in preparing this submittal. And that is an understatement! The application with its backup material, the district map and the individual photographs and write-ups on nearly 700 structures are the final results of their efforts. They represent countless hours by our members, and a quiet testament to the commitment of Pomona Heritage to the goal of protecting our beloved historic homes, buildings and neighborhoods.

The Lincoln Park Historic district will capture and preserve an important part of Pomona's proud history. The area provides an architectural and historical record of over four decades of development there in Pomona. This development encompassed a significant diversity and evolution in housing styles. The area has many outstanding examples covering nearly twenty distinctive architectural styles, at least forty sub-styles and many other interesting architectural influences and variations. There are also four historic churches and several other notable buildings such as the Todd Memorial Chapel. This area contains at least twenty structures that are potentially suitable for individual recognition on the National Register of Historic Places.

The proposed Lincoln Park Historic District covers a a sizable area, over 200 acres, from Holt to McKinley Avenue, and from Garey to Towne Avenue. It contains over 800 primary structures, mostly single family residences, nearly 700 of which are "contributing" cultural resources to the District. On a percentage basis, 85% of the structures contribute to the district's qualifications. That is an outstanding figure for large district of this composition. At the same time, nearly 10% of the structures have already lost potential contributory status due to inappropriate alterations, and four of these in the short time since the initial survey was conducted. This continuing deterioration must be abated. That is why historic district designation is so necessary.

The City of Orange recently obtained National Register designation for their Olde Town District which has over 1000 homes and commercial buildings. This has provided a boost for their entire city. There are other examples of the benefits of historic districts to communities right here in Southern California. Just as in these communities, we are confident that a Lincoln Park Historic District designation will be a catalyst toward a better Pomona for all.

The important step of Lincoln Park Historic District designation will continue a long tradition of historic preservation here in Pomona. We all owe a debt of gratitude to the

members of the Pomona Historical Society who have long fought to preserve the earliest historic structures in our city - the Adobes and the Phillips Mansion. Similarly, the Barbara Greenwood Foundation has put forth exemplary efforts to preserve the Barbara Greenwood Kindergarten. And through the previous efforts of preservation devotees, several Pomona buildings are already on the National Register.

The proposed Lincoln Park district is recognized as a cohesive neighborhood, bound together by its fine historic homes, its lovely sidewalks, parkways and trees, and the Lincoln Park itself. The residents of this area share a strong sense of pride in their homes, their neighborhoods and their city. District designation will foster a continuing sense of community spirit among our residents.

But historic preservation needs and efforts in Pomona are not confined to the Lincoln Park area. There are over 2700 individual structures in all parts of the city that have been identified as cultural resources worthy of designation and protection. The 1994 citywide survey also found eleven areas in the city suitable for historic district designation. Another group, including Pomona Heritage members, is currently preparing a district application for a second sizable district between Garey and White Avenues. Thus, we believe that the Lincoln Park Historic District will be the first of several such districts in the city. And we should not forget our historic downtown area where there is active and growing support for renovation and revitalization. You see, historic preservation is not a special interest. We all have a stake in it.

In addition to preparing this application, we have worked very hard to ensure that home owners and residents within the proposed District have been notified of the pending application and given an opportunity to learn about the benefits and responsibilities of historic district designation. Despite our outreach efforts, you will not doubt hear from residents tonight who are concerned about or even opposed to the designation of a Lincoln Park Historic District, even though they too will benefit from it. I would like to address my final remarks to them.

As homeowners, all of us who support this application will be affected by the implementation of the protections afforded by historic district status. We have carefully weighed our concerns against the benefits and believe that it is in our best interests to support historic designation for Lincoln Park. We are confident that guided by the Historic Preservation Commission and guarded by the protective measures built into our Preservation Ordinance, we can achieve workable solutions to preservation issues.

We view this initiative as an opportunity to work together to achieve the benefits of historic preservation for ourselves, our neighbors and our community. Just as our members have worked long and hard toward the goal of an historic district, we are prepared to continue our efforts to make preservation work for all of us. We commit our energies, our knowledge, our resources and our cooperation to this end.

Thank you.

Carolyn Kirkpatrick  
President, Pomona Heritage

Pilgrim Congregational Church  
600 North Garey Avenue  
Pomona, California 91767  
(909) 622-1373

Elizabeth E. Bingham  
Senior Minister

Judith S. Roska  
Associate Minister

December 3, 1997

Members of the City Council  
Pomona, California

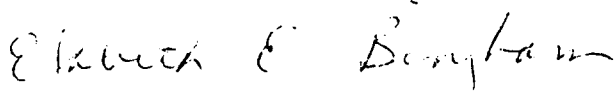
On Wednesday, November 12, the Board of Trustees of Pilgrim Congregational Church, located at 600 North Garey Avenue, passed a resolution in support of the Lincoln Park Historic District.

The Board understands that creating such a district can improve the physical condition of some of the properties in the neighborhood, as well as preserving some of Pomona's history of which Pilgrim has been an important part. We value our neighbors and appreciate the city, and hope that the council will take whatever action necessary for such a designation.

Thank you for receiving our endorsement.

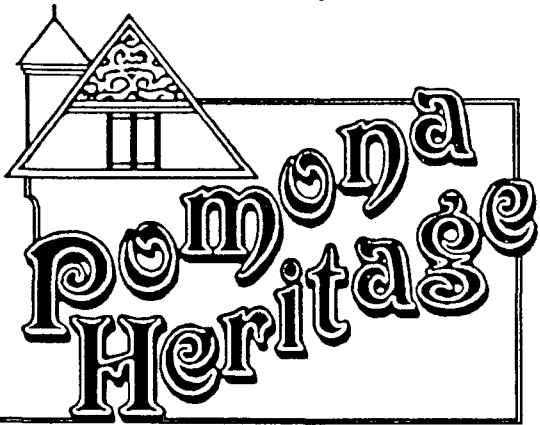
On behalf of the Board of Trustees of Pilgrim Congregational Church, I am

Sincerely Yours,



Elizabeth E. Bingham

EEB:sc



13 October, 1997

Pomona Historic Preservation Commission  
c/o The Planning Department  
Pomona City Hall  
505 S. Garey Avenue  
Pomona, CA 91768

Commissioners:

Pomona Heritage is pleased to submit this application for the designation of the Lincoln Park Historic District. This submittal is but another step in our continuing efforts to achieve preservation of Pomona's significant historic architectural resources. Our members continue to work on back up material which will include photographs and write-ups for each contributing structure. This will be submitted by the end of November in time for Commission review.

We are also committed to completing a more formalized application to have the District placed on the National Register of Historic Places. This application will be submitted within the next few months. We are confident that it will be accepted. When it is, all of Pomona will be able to point to this achievement with pride. As exciting as this prospect is, it is only through local designation that the homes and neighborhoods of the District can be protected. That is why this application is so important.

The Lincoln Park Historic District will capture and preserve a piece of Pomona's proud history. Developed over more than four decades, it contains at least twenty structures that are potentially suitable for individual recognition on the National Register. And there are many outstanding examples of nearly twenty distinct and distinctive architectural styles as well as four historic churches and several other notable buildings. Equally important, the district is recognized as a cohesive neighborhood, bound together by its fine historic homes, its lovely sidewalks, parkways and trees, and the Lincoln Park itself.

The City of Orange recently obtained National Register designation for their Olde Town District which has over 1000 homes and commercial buildings. This has provided a boost their entire city. Just as in Orange, we are confident that a Lincoln Park Historic District designation will be an important step toward a better Pomona for all.

Historic preservation efforts in Pomona are not confined to the Lincoln Park area. Other volunteers are working on a submittal for another sizable district between Garey and White Avenues. This district application will be submitted soon after Lincoln Park designation is obtained. The citywide survey completed in 1995 indicated that there are at least half a dozen other areas in the city suitable for historic district designation. The Lincoln Park Historic District will be the first of several districts of this type in the city. These eventual districts will be important additions to those National Register and Historic Landmarks already designated here in Pomona.

The important step of Lincoln Park Historic District designation will continue a long history of historic preservation here in Pomona. We all owe a continuing debt of gratitude to

5-10

the members of the Pomona Historical Society who have long fought to preserve the earliest historic structures in our city. Similarly, the Barbara Greenwood Foundation has put forth exemplary efforts to preserve the Barbara Greenwood Kindergarten. Several down town buildings are on the National Register and there is active and growing support for the renovation and revitalization of our historic downtown area. And there are over 2700 individual structures in all parts of the city that have been identified as cultural resources. Historic preservation is not a special interest. We all have a stake in it.

The proposed Lincoln Park Historic District encompasses a sizable area, over 200 acres, from Holt Boulevard to McKinley Avenue, from Garey Avenue to Towne Avenue. It contains over 800 primary structures, mostly single family residences, over 700 of which are "contributing" cultural resources to the District. Over 87% contributing structures is an outstanding percentage for a District!

We have worked very hard to be sure that the home owners within the proposed District have been notified of the pending application and given an opportunity to learn about the benefits of historic district designation. We have held a series of neighborhood meetings at which knowledgeable speakers have described the historic district concept and answered questions from individual home owners. And we have listened carefully to their inputs. The people of this area share common concerns that historic district designation can help to address. As a result of our outreach, we have found that there is overwhelming support for Lincoln Park Historic District designation throughout the entire area.

Thank you for receiving this application. If we can be of any further assistance in processing it please contact any one of us.

Sincerely, the Officers and Directors,  
Pomona Heritage

*Shirley Kewling Shinn*  
*Pat Jarrell*

*Kathleen Osornio,*  
*Debra Martin.*

*Micky Dallwa*  
*Donna Walker*

*Anthony Green*  
*Diana E. Butcher*

5-11

# Pomona council OKs historic district

By Adriana Chavira  
Daily Bulletin

POMONA — Supporters of the Lincoln Park Historic District have refused to give up the fight to preserve the neighborhood's Craftsman, Tudor, Mediterranean and Spanish architecture.

On Monday, the fight paid off. Pomona Heritage, a citizens' group, declared victory when the City Council approved the city's

first historic district, a 200-acre residential area northeast of downtown that's home to 800 venerable buildings.

Under the new rules, any renovation or change to the exterior of homes in the district must be approved by the city.

Supporters say such a designation would preserve the architectural integrity of homes that are at least 50 years old as well as Todd Memorial Chapel and Pilgrim Con-

gregational Church.

The historic district is bounded by Garey Avenue to the west, Towne Avenue to the east, McKinley Avenue to the north and Holt Avenue to the south.

"It's a wonderful place to live. To see it destroyed would be a tragedy," said Mike Renwick, who moved there from Glendora.

Several commercial buildings were excluded from the district because of altered exteriors.

Pomona Heritage officials said 84 buildings have been renovated — mostly stuccoed — during the past four years and have lost their historic charm.

Following a three-hour public hearing and discussion Monday night, the City Council voted 5-1 to create the Lincoln Park Historic District.

Councilwoman Nell Soto voted  
See COUNCIL/A4

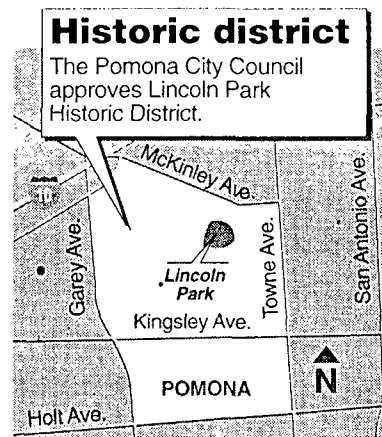
## Council/from A1

against the measure, citing concerns about its impact on property owners who do not want to adhere to the renovation guidelines. Councilman Marco Robles was absent.

"I also have my own personal responsibility to the people who don't want to be in it," Soto said. "I really do believe in people's constitutional rights."

Soto said she wanted property owners to have the option of being exempted from the historic district. Instead, council members allowed only the property owners who voiced opposition Monday night to be free from review by the city.

But those properties were not exempted from the historic district, and when they are sold or transferred, the new owners will be required to follow the guidelines to



Source: Pomona Planning Department

maintain the architectural styles.

When property owners in the district want to make minor renovations, the Planning Department must review them. Appeals may

be taken to the Historic Preservation Commission.

For major renovations, blueprints must be reviewed by the planning staff and approved by the commission.

Appeals may go before the City Council. Certificates of appropriateness will be issued to show that the work was done with the city's consent.

Members of Pomona Heritage studied historic districts throughout the United States and cited documentation from other historic districts that show decreased crime, elimination of blight and increased community pride.

"Restoration will reverse the deterioration," said Denise Rawlings, Pomona Heritage vice president.

**Application for  
Lincoln Park Historic District--  
Supporting Data**

Prepared in support of  
Application No. 97-005

Submitted:

21 November, 1997

5-12

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## **A. Description**

Lincoln Park Historic District is a large residential area in Pomona with just over 800 primary structures. Of these, just over 700 are contributing as cultural resources. This is a contributing percentage is 87%. Therefore the area is an excellent candidate for Historic District designation under the provision of Pomona's Historic Preservation Ordinance. This area has long been recognized as unique to the city. It is the largest contiguous grouping of historic structures in the city. It has many truly outstanding homes and a number of other noteworthy structures including four contributing churches and a chapel. The area was developed from the 1890s through the 1940s and as such represents an interesting slice of architectural history. There are a large number of contrasting architectural styles and a kaleidoscope of rich architectural detail. Both provide a stimulating and highly interesting environment.

This area is an integral part of the history of Pomona. Many of our finest citizens, people who shaped our city's history, have lived in the District.

## **B. Lincoln Park Historic District Boundary**

The proposed Lincoln Park Historic District boundary is roughly rectangular in shape. It is bounded approximately by McKinley Avenue on the north, Towne Avenue on the east, Pasadena Street on the south and Garey Avenue on the west. Orange Grove Avenue cuts across the northwest tip of this area.

With these boundaries as a general guide, adjustments have been made on a structure by structure basis to avoid unnecessarily including non-contributing structures and to include contiguous contributing structures.

Each boundary has additional details requiring clarification:

McKinley Avenue—In the 200 block, extending from Orange Grove to Gibbs, the district boundary includes the houses on the south side of the street. In this block, the houses on the north side are all newer and have undistinguished architectures. From Gibbs to Towne, the district boundary includes both sides of McKinley.

Towne Avenue—At this boundary, the district includes only the west side of Towne. Four structures of 50 years or younger with no distinguishing architectural features have been excluded. Several non-contributing structures on Towne were included due to their generally appealing nature.

Pasadena Street— At this boundary, the district includes both sides of the street. There are six adjacent vacant lots on the south side of Pasadena west of Eleanor that have been included in the district.

Holt Avenue— Holt is not in the District except for four contributing structures, one in the 100 block and three in the 200 block.

Garey Avenue— At this boundary, the district boundary is formed by the last house on the east-west streets from Monroe south to Pasadena. San Francisco and Kingsley do not go through to Garey. Therefore, the western boundary of the district is Bradford between Alvarado and Pearl. Both sides of Bradford are included except for the last few structures south of San Francisco which are non-contributing. Garey Avenue itself is not in the district except for contributing structures.

Orange Grove Avenue— There are several small unaltered bungalows along east side of the short section of Orange Grove of greater than 50 years of age that have been included since they are of sufficient age and have been categorized as contributing.

The South End of Palomares and Emerson Village— There are a group of contiguous structures that have been excluded from the district along the south end of Palomares and along Pearl at the adjacent to Palomares. This includes Emerson Village, a large senior citizen's development of insufficient age covering the entire block bounded by Palomares and Gibbs, San Francisco and Pearl. Also excluded are the Pomona Assistance League and several other smaller and undistinguished "units" of insufficient age.

### C. Boundary Rationale

The District is a contiguous residential area, generally known by the name Lincoln Park. The district is bounded by major thoroughfares. It was developed over a fifty year period that encompassed a major residential housing architectural movement. And it is unified by one, dominant architectural style.

Historically, this area surrounding Lincoln Park, a medium sized park in the north-east corner of the District, has been known by the same name as the park itself. While the exact boundaries of the area known by this name are a matter of opinion, they are generally considered to lie between the main arterial streets that lie at the perimeter of the district.

The district is largely residential area lying between major arteries: Garey, Towne, Holt and McKinley. Garey Avenue and Holt Avenue are commercial streets in contrast to the predominantly residential nature of the District. They have been greatly altered by continuing commercial development throughout the years. Holt Avenue has declined in recent years as old time businesses closed or moved. Both arteries now contain a low density of contributing structures. Therefore, although they would be natural district boundaries, they have been excluded except for a few notable exceptions. These structures, eight in all, are contiguous to the balance of the District and several are important in their own right. These include two large Craftsman houses, two commercial buildings, the Old Fire House, the American Legion Hall, Todd Memorial Chapel and the Pilgrim Congregational Church. The houses show the original residential nature of Holt Avenue, and the other buildings are all important within the context of Pomona's history.

The vast majority of the development of the area occurred between 1900 and 1935. There are a handful of pre 1900 structures and less than 40 (5%) constructed between 1935 and 1945. Later structures are non contributing in any event.

While a few of the interesting structures pre-date it, most fall within the Eclectic Movement. The Craftsman style predominates, forming a unifying design influence throughout the District. Although there are many other styles as well, Craftsmans can be found throughout the area, from Holt Avenue on the south to McKinley on the north, from the 100 blocks of most of the east-west streets on the west to Towne Avenue on the east.

It should also be noted that on Pasadena Street, between the Palomares and Eleanor there is a vacant area extending half way from Pasadena to Holt that was down zoned to R-1 in 1988. It is hoped that other architecturally contributing and historic structures will be moved to this area rather than face demolition.

#### **D. The Significance of Lincoln Park Historic District**

The original Pomona townsite was established in 1875. The city of Pomona was incorporated in 1887. The population at that time was 3500. The townsite extended from approximately Pasadena Street on the north, to between Grand Avenue and Phillips Boulevard on the south, and Huntington Street on the west to Caswell Street on the west.

Thus, the Lincoln Park Historic District, with the possible exception of Pasadena Street, lies north of the original city. It may be thought of as one of the original suburbs in the area at the time of its initial development.

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At that time there were a number of grand mansions along Holt Boulevard. In comparison, the homes of the Lincoln Park area were much more modest.

A 1904 tourist guide said: "One of the prettiest towns in the San Bernardino Valley is Pomona, ...." And the guide went on to capture the essence of Pomona and its homes at the time that Lincoln Park area was just beginning to come into being:

"A ride through the streets of the city, or along the many roads traveling the country in every direction, will disclose many fine residences; also cozy, comfortable homes. Houses, which are neither large nor costly, show the refinement of true comfort and adaptation to the wants of the owners. The mild, open winters, and consequent freedom from cold, do not require as expensive houses as in eastern and northern climates; therefore the house is open, cheery, and homelike in its appointments, many with broad verandahs for the open-air life of the occupants during most of the days of the year; and yet the individuality of the owner is as plainly seen in the architecture and plan of the modest home as the more pretentious buildings of the city or in older communities; for these quiet homes are surrounded by groves of trees, many of them evergreen—rows of vines extending almost as far as the eye can reach—with roses and flowers from the roadside to and surrounding the house, the whole deeply impressing the visitor with the air of homelike comfort and cheerfulness everywhere prevailing."

The groves and vineyards are long gone, and much of the original town site and surrounding area has given way to commerce and decay. But the Lincoln Park area, with strong roots in this more bucolic time, is still clinging to this past. It is fraying around the edges and showing signs of alteration and some decay in certain areas. But the Lincoln Park Historic still captures the essence of time past when Pomona was the queen of a vast citrus and vineyard-based empire sprawling across the San Gabriel and Pomona Valleys.

#### **E. Surrounding Areas**

Garey Avenue and Holt Boulevard are commercial streets that have been greatly altered by continuing commercial development throughout the years. Both arteries now contain a low density of contributing structures since most of the original structures have long since been replaced by newer and architecturally uninteresting commercial structures.

There are a few houses on the west side of Garey that show its earlier residential nature. Several have been adapted to commercial reuse. The area

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west of Garey between Gordon and White has a high density of contributing structures making it suitable for historic district designation.

Holt Boulevard developed as one of the commercial centers of the city, but it has declined in recent years as old time businesses closed or moved. South of Holt, where the original city lay, there are scattered residential structures. Most has long since been converted to commercial uses.

North of McKinley Ave. between Towne, San Bernardino Road and Buchanan Drive lies a lovely, smaller area that was largely developed in the 1920s and is almost exclusively Spanish Eclectic in style. Called Presidents Court, it is a candidate for historic district status in its own right. Four older Craftsman homes were moved onto a tract now called Heritage Court at the northwest corner of this area. This small grouping is also significant.

Towne Avenue is a divided boulevard and forms a natural eastern boundary for the District. The area east of Towne, extending approximately to San Antonio Avenue, and between Lincoln and Pasadena, is similar to the Lincoln Park Historic District in architecture and development pattern. However, it has not historically been associated with the Lincoln Park area. The area is worthy of historic district designation in its own right but has not been included as part of the District at this time.

The importance of the Lincoln Park Historic District can be understood in the context of the larger surrounding area. It forms the central element of a larger area from White Ave. to San Antonio Ave. and north to San Bernardino Rd. that could eventually house four significant historic districts!

#### **F. Development Pattern**

There were no doubt a number of very early buildings in the District area that are no longer standing. For example, the residence of an early settler, Louis Arenas stood at the intersection of Gibbs and McKinley as early as 1840<sup>1</sup>. But as the district appears today, its development began in the last decade of the 19<sup>th</sup> century.

The overall development pattern for Lincoln Park can be divided into four periods, punctuated by two lulls during which there was relatively little construction. Up to 1902, building rates must have been only a few per year. Between 1903 and 1909 an average of a dozen homes a year were built. Then, beginning in 1910, the sound of carpenter's hammer could probably be heard almost continuously throughout the area. For the next three years, annual construction hovered in the mid-30s. Then it began to taper off again, reaching a low of 3 new homes in 1917 during the height of World War I.

The next, and greatest building surge began as the war ended and grew steadily to a high of over 50 units in 1924. Building remained strong for almost a dozen years and then plummeted as the Depression took hold. Only a single unit was built in 1934. In the latter part of the thirties building picked up slightly but quickly tapered to a trickle by the 1940s as the area filled out. The low level of building continuing in the 1950s and later is primarily replacement structures, in some cases apartment buildings.

There was a definite pattern to the development of the District. By the turn of the century, only a few homes dotted the south end of the District from Alvarado south. The fifteen oldest homes still standing in Lincoln Park Historic District were built in the 1890s. These are almost all modest single story Queen Anne Victorians. They are all located in the southern end of the district south of Alvarado and predominantly between Gibbs and Eleanor.

Building was heavy in the southern part of the Lincoln Park Historic District early in the century. The 200 block of Pasadena was built heavily between 1903 and 1905 and after a lull spread to the 300 and 400 blocks between 1909 and 1912. The 300 block of Pearl expanded between 1903 and 1910. The 300 and 400 blocks of San Francisco developed between 1903 and 1908 followed by the 500 block in 1909 through 1911. Kingsley developed heavily in the 200 and 300 blocks between 1905 and 1910 with a few houses going up on the 500 block. The southern sections of Bradford, Gibbs and Eleanor developed similarly.

The distribution of building dates for the northern east-west streets shows a continuation in the pattern of northern expansion. Alvarado, Colombia and Jefferson represent the transition zone within the District with roughly an equal number of homes built before 1918 and between 1918 and 1930. On Lincoln Ave., over three times as many homes were built after 1918 as before. And on Garfield, Monroe and McKinley, there are only a ten homes built before 1918 compared to over ten times that number built after.

Thus Lincoln Park expanded to the north over a period of three or more decades. There were some exceptions to this pattern, the result of a secondary historical pattern. Available historical references indicate that the District was at least in part developed in tracts by eager real estate developers. For example, there is reference to Frank F. Firey, who later became mayor, and his associate, Professor W.T. Tibbs buying homes in the "Kingsley Tract," presumably in the late 1800s. In fact, seven of the District's Victorians are on Kingsley.

There is also mention of an early tract being subdivided "soon after the opening of the century" by an "Eastern real estate man." The tract was located between Eleanor and Towne, Kingsley and Alvarado. The lots sold for \$200 each. One possible indication of this development may be Boston Place, a

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north-south street extending only from Kingsley to Alvarado between Eleanor and Towne. Building records indicate that a number of homes were built in this area between 1900 and 1910.

A major expansion of the Lincoln Park Historic District was initiated in 1908 with the subdivision and promotion of the Antonio Heights Tract. This early, more upscale subdivision was promoted by Lee Pitzer, Fred E. Graham, Grant Pitzer, Mark Potter and the Pomona Investment Company.

The Antonio Heights tract boundaries were from the north side of Alvarado to the south side of McKinley between Gibbs and Palomares. It included the west side of Gibbs between Lincoln and McKinley. The tract also included Como Dr. and Lincoln Park (q.v.) and five lots on the north side of the park between Como Drive and McKinley. The advertisement for the tract indicates some of interesting points.

Figure 1-- Antonio Heights Advertisement

**Antonio Heights Tract**

"The Choice Residence Tract of Pomona"

Building Restriction  
\$3000 on all Corners and \$2000 on Inside Lots.  
No Barns or temporary structures are allowed  
until regular homes are built.

Prices are from \$650.

"The Owners of this tract are putting in free to you cement side walks and curbs, grading and finishing all streets, planting ornamental street trees, and installing gas, electricity and water."

Eleven houses are in course of construction.

This section of Pomona has grown faster than any other during the past four years.

Also the Owners and Subdividers of Alvarado Court and Kenoak Tracts  
[located west of Garey Avenue.]

Pomona Realty Company  
224 So. Thomas Street

There is an interesting description of this tract appearing in Real Estate Developments in Pomona During the Past 50 Years: "The northeastern part of Pomona, above Alvarado Street and east of Gibbs had not been developed, being the original farms and orchards. Therefore in 1908, when Mark Potter started the development of the Lincoln Park area, he did not have to conform to adjacent streets, and having a large territory to work with he provided wide streets with large curving radius corners, alleys where gas, water and electric services were placed, that streets that were laid out and improved in 1908 have remained without having to be torn up for the laying of service pipes.

Building records indicate that significant development of the 300 blocks of Alvarado, Columbia, Lincoln and Garfield began in 1908 and extended through 1914: The north side of Alvarado (4); Columbia (9); Jefferson (8); Lincoln (9); Garfield (7) and the southeast corner of McKinley and Palomares (1).

Arza Crabb subdivided the lower 20 acres of what was the Miranda property which was a vineyard located between Gibbs and Garey Avenue. This subdivision extended Columbia, Jefferson and Lincoln Avenues through to Garey Avenue. The wider parkways and radiused corners of Antonio Heights were extended to Garey and to Towne Avenue as well.

The earliest houses on 100 and 200 blocks of Columbia and Jefferson were 1910 and 1911, while this section of Lincoln was developed later beginning 1923. Crabb is also noted as the planter of the now tall palm trees lining Palm Drive, an early block just south east of Towne and Holt.

These early tracts built the core of the District. Over the next thirty years of so the district was filled in by the general south-to-north expansion.

In the past forty years or so, the District has seen a fair degree of intrusion of newer and architecturally undistinguished structures, notably a number of apartment buildings and large condominium project for senior citizens called Emerson Village. These are confined to the area south of Columbia.

The area from Columbia through McKinley has been largely free of such construction with less than a dozen non-contributing structures due to an age less than 50 years.

## **G. Architectural Styles**

One of the charms of the District lies in its wide variation of architectural styles and the various influences seen within these styles. As already mentioned, the earliest houses within the District were Victorian in style. About two dozen Victorians still stand in the District, a proud testament to a bygone

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era. Most of these are modest Queen Anne Victorian, several are Folk Victorians and other transitional Victorian styles. Two are larger and grander Victorians, one on Pasadena that has been moved from Holt and Park, and the other on Towne.

In the first decade of the 20<sup>th</sup> century the eclectic nature of emerging architectural styles began became evident. Styles included 33 Craftman and Craftsman Bungalows, 27 Colonial Revivals, 21 National Folk Houses, 10 of the Victorians, 6 Transitional styles, and few others.

The National Folk houses were mass plan houses that spread across the country. Most are characterized by hipped roofs with boxed eaves and small dormers, porches set under the main roof with supporting circular columns, and widened windows. They typically appear somewhat Colonial in influence. There is one example of a National Folk I-House on San Francisco. It was the only non-Victorian built prior to 1900. There are also some Transitional styles with gabled roofs, open eaves and post porch roof supports. These show the beginnings of the Craftsman style.

From the beginning of the 20<sup>th</sup> century the district was influenced by the Eclectic architectural era. This movement was characterized by the cohabitation of diverse architectural styles, many drawing upon prior classical and colonial styles. The later, were typically called revival styles.

The preponderant style represented in the District is the Craftsman. This was a new style based on the architecture of Gustav Stickley and further inspired by the more elaborate local area houses of Greene and Greene. The contrast of the Craftsmans with the revival styles is one of the strengths of the District.

There are a large number of single story bungalows, many shed roof bungalows with their characteristic dormers, a number of airplane bungalows and many more full two story Craftsmans as well. A hallmark of these homes is their beautiful porches and their many wide, double hung windows.

Details vary widely, with porch roof supports ranging from stone, cut rock and brick to single and multiple posts and windows having all variations of transoms and lights. Some of the Craftsmans have English Tudor-like half timbering and others have Swisso influences. Some have corner porches and entries, others have side doors and porches or porte-cocheres. The Craftsman's were built between 1908 and 1926.

There are also a number of other generally smaller and plainer bungalows similar to the more elaborate Craftsmans. These are referred to as California Bungalows and generally developed in the 1920s.

There are a large number and wide variety of Colonial Revival houses in the district. Beginning with those that are nothing more than slight elaborations of National Folk Pyramid Family houses to elegant two story Georgian Colonial Revivals and including the 1920's Colonial Revival Bungalows with their distinctive hip-on-gable roofs and porticos.

Another style prevalent in the District is the broad classification known as Spanish Eclectic. This revival style covers a number of subtypes: from the small, relatively plain parapet walled bungalows; to the more Colonial or Mediterranean types with their red clay tiled roofs and more elaborate detail; to the larger Andalusian styles. These house dominate the northern part of the district above Lincoln Avenue. Most are small bungalows but a few are much larger, approaching mansion stature.

There are also a number of English Tudor Revival and French Normandy Revivals and examples of Prairie, Early Moderne, Traditional, Italianate, Greek and Neo-Classical Revival. Overall, the variety is exceptional for a grouping or architecturally significant structures.

#### **H. Streetscapes and Trees**

The variety of architectural styles, the rich architectural detail, the majestic trees, the well kept lawns and the setback of the homes contribute to the general appeal of the streetscapes throughout the District.

In the early days of the District, the area was almost certainly a cleared area that had previously been typical of the Southern California desert. For example, pictures taken around 1910 show no trees at all in areas now lush with a variety mature foliage. Sprinkler systems support lush lawns.

On Pasadena Avenue, east of Eleanor, the street is lined with large Camphor trees. These trees have been stoutly defended by local residents against the city who has desired to remove them because their roots have play havoc with the sidewalks.

Several streets are lined with rows of more recently planted Liquid Ambers, Crepe Myrtles and Sycamores. There are a number of large Deodara Cedars throughout the area that were clearly planted near the times when their homes were built. There are also a number of the rare Ginkgo trees that are the only living representatives of their order Ginkgoales. These trees, grown in China for centuries, do not exist in the wild.

The corner lot on the southeast corner of Alvarado and Palomares [verify] is lined with Royal Palms that were planted near the beginning of the century.

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Other palm varieties are found throughout the District and line sections of Palomares. Lincoln Park is also rich in trees, including several varieties of oak trees, many planted when the park was founded nearly ninety years ago.

The drive up Palomares gives a quick tour of the District revealing some of the earlier styles in the south, some of the larger Craftsmans in the district, and a variety of other impressive homes. It also shows the variety of trees in the District.

Perhaps nothing unifies the district more than its sidewalks and parkways that provide a generous setback to the homes and a pleasant means of traversing the neighborhood. Residents of the District find their early morning or evening walks or jogs most enjoyable.

## **I. Historical Information**

### **Prominent Families in the District—**

J. Lee Carthcart, the original owner of 1180 N. Palomares (1929)  
In 1876 his parents came to Pomona Valley as pioneers and lived in one of the original adobes in the valley. J. Lee became president of So Services Co. and was an important member of the community.

The earliest recorded owners of 405 E. Lincoln Ave. (1921) were Frank and Francisca Vejar. The Vejar family were prominent ranchers and farmers in the Pomona Valley and one of the valley's first settlers.

M.W. and Virginia Lorbeer were the original owners of 420 E. Pasadena Ave. Mr. Lorbeer was the son of a prominent Pomona family who migrated here in 1889. O.W. and J.W. Lorbeer started a laundry and later a hay and feed business.

Frank F. Firey, who later become mayor of Pomona, and his associate, Professor W.T. Tibbs bought homes in the "Kingsley Tract," in the late 1800s.

Developers— Arza Crabb subdivided the lower 20 acres of the Mirande property which was a vineyard located between Gibbs and Garey Avenue. This subdivision extended Columbia, Jefferson and Lincoln Avenue through to Garey Avenue.

The developers of Antonio Heights were Lee Pitzer, Fred E. Graham, Grant Pitzer, Mark H. Potter and the Pomona Investment Company. Mr. Potter was active in many real estate projects in Pomona's early history. He came to Pomona in 1901. Developed Alvarado Court and Kenoak Drive Tract before

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turning to Antonio Heights. He was active in many other ventures including the Pomona Valley Hospital, Fox Theatre, Investment Building, and led a drive to raise money to complete the YMCA.

Lincoln Park Patrons—The park was deeded to the city by the Antonio Heights Syndicate. W.G. Halstead, Fred J. Smith and Fred E. Graham each donated part of the land that became the park. The first trees were planted by W.W. (Bill) Midgley, chairman of the board, Col. Frank P. Firey, William T. Fleming, Ira A. Lee, Stephen Alden and J.W. Joos on December 21<sup>st</sup>, 1909.

Occupations— In the early days there were many ranchers and orange growers living in the District. There were also a significant number of business proprietors. But the early home owners in Lincoln Park were engaged in a full spectrum of occupations. The list includes carpenters and other tradesman, contractors, salesman, school teachers and school principals, clergymen, clerks and bookkeepers, attorneys, physicians and dentists, realtors, foreman and managers.

A partial list of early ranchers, growers and business owners is found in Appendix A.

## **J. Unique Homes and Structures**

The District contains a number of unique homes deserving of special recognition. The first group, listed in Table 1 are candidates for National Register status according to Diane Marsh, consultant and the person who conducted the Citywide Historic Resources Survey in 1993. Refer to the individual architectural descriptions for additional information on these buildings.

The second group is additional buildings considered unusual or otherwise representing distinguished examples of their style.

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Table 1. Potential National Register Structures

<u>Address</u>	<u>Date Built</u>	<u>Style</u>	<u>Remarks</u>
401 E. Columbia 570 N. Garey	1902	Col Rev Span Eclec	Move on. May disqualify. Todd Memorial Chapel Mediterranean influence
620 N. Garey	1911	Gothic Rev	Pilgrim Congregational Church
196 Garfield	1929	Eng Tud Rev	
676 N. Gibbs	1932	Gothic Rev	Trinity Methodist Church Education Building
1450 N. Gibbs	1916	Dutch Col Rev	
1465 N. Gibbs	1907	Col Rev	
1495 N. Gibbs	1905	Grk Rev	
161 E. Holt		Mission Rev	Old Firehouse
239 E. Holt	1917		American Legion Hall
380 E. Jefferson	1912	Craftsman	English Tudor influence
458 E. Jefferson	1916	Italian Renais	
490 E. Jefferson	1912	Prairie	
341 E. Kingsley	1907	Craftsman Bung	
495 Lincoln	1922	Prairie	
515 Lincoln	1930	Span Eclec	
402 E. McKinley	1911	Craftsman	
1180 N. Palomares	1929	Span Eclec	Spanish Colonial Revival
1251 N. Palomares	1914	Crafts Bung	Airplane substyle. Ferdinand Davis, architect
353 Pearl	1890	Qu An Victorian	
659 N. Towne	1895	Qu An Victorian	

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Table 2. Additional Distinguished Buildings

<u>Address</u>	<u>Date</u> <u>Built</u>	<u>Style</u>	<u>Remarks</u>
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[To be completed.]

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## K. The Churches

The District contains no less than four churches of historic significance. They are an integral part of the neighborhood and of Pomona's history.

*Pilgrim Congregational Church; 600 N. Garey Ave.*

This stately brick church was built in 1911. It is in the Gothic Revival style. Its design has been attributed to two architects, Robert H. Orr and Ferdinand Davis. Masonry work was completed by Mr. I.N. Sanborn. Stained glass window were the work of James Fredrick Rudy of the Los Angeles Art Glass Company.

The church's features include the Dole stained glass window on the north side of the sanctuary and the Frary window on the south side. The organ is one of the largest in the Southwest, and has been dedicated as the Frank W. Cummings organ.

In 1987, the woodwork was refurbished and the painting of the interior was completed. The church suffered some earthquake damage in 1989, primarily to the parapet caps. The Church intends to have this damage repaired and the structure seismically reinforced sometime in the near future.

This Gothic Revival Church and parish house has truly striking proportions and is perhaps the most outstanding single architectural structure in the District. The plan is traditional for gothic churches, a long nave and a transept forming a cross. The structure is brick with steeply pitched gable roofs. The structure is of relatively un-ornamented brick with concrete accents and pinnacles at the tops of the corner buttresses. Dentil work below the roof adds ornamentation to the brick structure.

There are large, Gothic arched stained glass window in the ends of the transepts. These have three interior Gothic arched sections and six vertical sections above them.

Along the nave there are smaller Gothic arched or lancet stained glass windows, five along the main part of the nave and two more in the sanctuary on the other side of the transept. There are larger windows in the entrance end of the nave. All of these windows have two interior Gothic arches except for the larger ones at the end which have three. These windows are along the second story course. There are additional stained glass windows flanking the entrance and above the main doors in the Gothic entrance arch. Some of the interior Gothic arches in the lancet windows have a Moorish shape.

5-28

There is a central bell tower at the entrance end of the nave. It is square topped. There are three elongated ornamented openings in each face of the bell tower. On either side of the bell tower are castellated parapets filling out the corners of the roof line.

The parish house to the north is joined to the church by a brick colonnade with Gothic arches and castellated parapets along the top. Near the entrance end of the church. There is a shorter matching projection on the south side of the nave forming a side entrance to the church from the street.

The parish building itself is a large, longitudinal gabled roof brick structure with a somewhat less steeply sloped roof.

Another hall to the north of the parish has seven Tudor arches along a colonnade on its east facade. It also has interesting square transomed windows in the second story.

*Trinity Methodist Church Education Building; 676 N. Gibbs*

The original church sanctuary was built in 1908, however, it was later demolished and in 1953 a new church was constructed. On the same site an education building was constructed for \$50,000 in 1932 and is the historic structure of interest. The education building was designed by Los Angeles architect Reginald F. Inwood and C.F. Shilling. The builder was Robert R. Jones of Los Angeles. The building was constructed of brick, with a wood frame approximately 100' by 140', having two stories and a basement. Exterior features of the education building include brick exterior, arched Gothic style stained glass windows with very delicate diamond shaped panes. Very intricate wrought iron gates appear to be original. Concrete quoins or cornerstones provide a visual contrast to the red brick which predominates.

The Education Building was designed in a manner compatible with the original church, whose architect was Ferdinand Davis, a well known Pomona area architect. The new church, designed by B. H. Anderson, continues to complement the older Education Building.

*St. Paul's Church; 242 E. Alvarado*

St. Paul's Church, built in 1930-31, is an excellent example of Mission Revival architecture. Both the church and cloisters on the west side are constructed of poured-in-place concrete. A predominant feature of the church is a large square tower, topped with a round dome decorated with colored tile and a small belvedere, that anchors the northeast corner of the front facade. A red-tile-clad front-facing gabled roof, crowned with a small shaped parapet and cross, tops the main section of the building. A variety gabled and shed-styled

5-29

roofs extend from the east side of the rear third of the main structure. The cloisters extend to the west. A newer addition to the west of the cloisters was added in 1961 for elementary school classrooms. The construction of this rather large structure was a challenge at the time.

The architect was Carlton Monroe Winslow, the builders were the Steed Brothers, Inc. and the initial cost was \$50,000. (See the attached detailed architectural description.) An early picture of the church, dated 1932 hangs in the Pomona City Library.

*First Church of Christian Scientist;*      575 N. Towne Ave.

Built in 1940, this later church has a Traditional style. It joins the others in providing an elegance to the District. The Church was originally a mortuary and chapel built by Reeves and Lee.

#### **L.      Other Buildings of Note**

*Todd Memorial Chapel*                      570 N. Garey Ave.                      1924

The Todd Memorial Chapel and Mortuary, a sizeable, picturesque stuccoed and red clay tiled structure has been a landmark in Pomona for many years. Its architecture is what is often called the Mediterranean style, a Spanish Eclectic type known for its relaxed styling and beautiful ornamentation.

It is a roughly U-shaped plan. The chapel forms the left leg of the forward facing U and has a high front facing gabled roof running the full length of the structure. It is entered through double doors in the gabled facade below a circular stained glass window.

The other two legs of the U are single story elements with a gabled second story section sitting in the back right corner. The right hand U section has a square end with a pyramidal hipped roof joined to the rest of the structure by a short gabled section featuring a pair of diamond painted windows.

Most of the remaining windows are multi-light metal casement. There are small clear story windows in the upper course of the chapel wall. There is also stucco grill cover window on the left.

A shed roofed porte-cochere extends from the back portion of left side of the chapel and is accessed by a circular brick driveway. The porte-cochere is aligned under a side facing gabled second story facade.

5-30

The entrance to the mortuary is through the courtyard formed by the U and a covered porch with three arches set in the transverse section of the structure. The central arches have double columns with decorative capitals. The central door is ornately carved and has six large square lights with scalloped corners.

*American Legion Hall*

239 E. Holt Ave.

1917

The American Legion Hall is a large two and one half story red brick, rectangular building with a flat roof and a symmetrical front facade. The facade is plane but elegant. A pair of eleven tread stairways, one on the right and one on the left, lead to the raised full width, uncovered concrete porch. The stairway sides and porch wall are of brick, accented by ten brick pillasters with concrete caps.

The front has four identical window triplets consisting of a wide transomed center window flanked by a pair of one-over-one double hung windows. There is a rectangular section of ornamental brick work over each window grouping.

The front door is recessed under a slight protrusion in the brick facade. The wide front door and the two full length side lights have plain glass. There is a second story balcony centered over the door way. It has a wrought iron railing and hipped red clay tile roof. There are four French doors leading to the balcony.

There is a small wooden cantilevered soffit surrounding the front section of the roof and a pair of brick ornamental extensions above the soffit in the corners.

*Old Fire House*

998 N. Garey Ave.

1903

This brick building is in the Mission Revival style. It has a hip-on-gable red clay tile roof with a mission style ornamental parapet over the arched engine room doorway on the left.

To the right of the engine room there is a porch covered by a flared roof extension in the center with three arches across the front and an additional arch at each end. Spiral columns support the interior arch. All of the arches have concrete caps. The old water tower still stands on the left rear of the roof.

This building has been converted to a restaurant and is currently boarded up. There is a flat roof section to the right that is an addition.

5-31

## **M. Lincoln Park**

Lincoln Park is located to the east of Palomares roughly between Jefferson and Lincoln. The park is an important hub for the Lincoln Park area drawing people from all over the surrounding area. Its large grassy areas, many stately trees and surrounding shrubbery provide a cool, calm, relaxing area for local residents. Lincoln Park was the third park in the city.

Ground breaking for the park was on Thursday, Dec. 23, 1909. According to the Pomona Progress article of that date "..... it will be one of the most beautiful smaller formal parks in the section." The design of the park was originally formal with a lily pond, a rose garden and unique specimens of trees and shrubs.

The park was a deed of gift to the city by the Antonio Heights Syndicate. W.G. Halstead, Fred J. Smith and Fred E. Graham had each bought a section of the park and together deeded it to the city with the proviso that the land be used for park purposes only. (Ref.)

It was a circular park, surrounded by Como Circle. In 1928 Como Circle was broken up and renamed Jefferson, Como Dr., Palomares, and Lincoln Avenues. Later, in the 1980s a triangular piece of land just southwest of the original circular park was joined to the park. [Size?]

The first trees were planted by W.W. (Bill) Midgley, chairman of the board, Col. Frank P. Firey, William T. Fleming, Ira A. Lee, Stephen Alden and J.W. Joos on December 21<sup>st</sup>, 1909.

## **N. Threats and Intrusions**

There are several threats to the area that can be significantly abated by Historic District designation.

- 1) The granting of zoning variances from the original R-1 and permits to allow the original homes to be demolished and new apartment building to be built has altered the original ambiance in some areas of the District.
- 2) Some of the homes have been extensively altered to the point where they are no longer contributing to the District as cultural resources. The stuccoing of wood sided houses is a major offense in this regard.
- 3) In some areas there is a high density of rental properties. Quite often the landlords, who are almost always absentee, have little or no interest in the maintenance of their properties with the result that they become run down.

5-32

- 4) Increasing crime is a threat to the neighborhood, particularly in the rental areas.
- 5) The lots adjacent to those one Garey Avenue are zoned AP and houses on these lots may be used as commercial businesses. This is an intrusion upon the essentially residential nature of the District.
- 6) In the three hundred block of Pasadena there are a number of contributing homes along the north side of the street facing a large vacant lot extending between Pasadena and Holt. The northern half of the lot has been down zoned to R-1 in the hopes that other contributing homes can be moved onto this site. There is a high probability that a commercial development will secure the necessary zoning variance to develop the entire parcel and defeat the intended purpose of the original down zoning.

Together, these threats create of formidable obstacle against which home owners in the District struggle. New buyers entering the area provide a badly needed boost to renovation. Historic District designation is an essential step toward the protection of the Lincoln Park area against the threat of alteration and decay.

#### **O. Qualifications**

Based on the researched information contained in this application and its supporting data, the following qualifications for Historic District status for the proposed Lincoln Park Historic District are presented:

##### **\_X\_ Majority of buildings in district are 50 years or older**

Of over 800 structures in the district, less than 50 have been determined to be less than fifty years of age. Even more significant is the fact that over 85% of the primary structures in the District are contributing to the overall cultural resources of the District. This is a very high percentage.

##### **\_X\_ Reflects special elements of City's social, economic, political architectural, engineering or natural history**

The historical research conducted on original and early owners of the homes in the District indicate a broad cross-section of the community lived here from trade craftsman and employees of local firms, to ranchers and business owners.

5-33

**X Unique location, view, vista or physical characteristics**

The District was located such that it afforded its inhabitants an excellent view of the San Gabriel mountains. Several of the homes clearly took advantage of this. As foliage grew up around the homes the view was gradually restricted.

**X Significant architectural, structural design or craftsmanship**

Several structures in the District are noteworthy in this regard. For example, the large Greek Revival structure at 1485 N. Gibbs, built in 1905, was constructed of manufactured stone (an early version of what is now called slump-stone).

**Identified with an important event/person, local state, Federal**

**X Distinct architectural style, period, method of construction, indigenous materials, craftsmanship**

Most of the construction in Lincoln Park to place during the Eclectic Era in building and particularly residential styles. As a result the District is rich in a wide variety of interesting styles and style mixtures. This is perhaps the most important characteristic of the District, that so many different styles are represented.

**X Contributes to historic era, geographically unique with concentration of historical/ scenic properties or thematically related group of properties, unified by plan or physical development**

A good deal of the District was developed in early tracts. The Antonio Heights Tract in particular is unique in that it set a high standard for environmental ambiance with its wide streets, wide parkways, radiused corners, placement of its utilities in the alleys, and the dedication of beautiful Lincoln Park.

**Similar to other distinctive properties in architectural, cultural or historic motif**

5-34  
2017

**\_X\_ Reflects significant geographical patterns including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning**

The District was the first suburb of the original City and developed primarily from south to north away from the City center. The wide streets and larger blocks (compared to the original city) reflect a new feeling of spacious development when compared to the original township.

**\_X\_ Prime example of an architectural or historical type or specimen**

Certainly as a group, the District represents one of the finest collections of Craftsman style houses to be found anywhere in one area. There are over three hundred Craftsman houses in the District. Most of these are one and one-and-a-half story bungalows but over 10% of these are larger full two story Craftsmans. With such a large number, there is an amazing amount of variation and influence from other styles that lends a rich texture to this collection.

**\_X\_ Work of noted architect, builder, designer, person**

At least one noted architect of the period is represented in Lincoln Park. Ferdinand Davis was one of the architects of the Pilgrim Congregational Church. He also designed at least two of the houses in Lincoln Park: 394 E. Lincoln Ave and the adjacent, smaller house at 1251 N. Palomares. Mr. Davis also designed the Masonic Lodge Building and the Greek Theater in Ganesha Park, among others

5-35

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1904

5-36

Appendix A  
A Partial List of Early Business People  
Living in Lincoln Park

351 E. Lincoln Ave.  
Mr. W.J. and Anie Wilton  
Part owner of Wilton Brothers Planing Mill in Pomona 1926

296 E. Lincoln Ave.  
Mr. W.H. and May Day  
Vice President of the Pomona Manufacturing Co.  
An irrigation equipment and pump manufacturer.

490 E. Jefferson Ave.  
Frank A. and Ellys Averbeck  
Local ranchers

206 E. Lincoln Ave.  
Mr. And Mrs L.D. Wallenstein  
Owned a skirt manufacturing business on 2<sup>nd</sup> St. in Pomona

243 E. San Francisco  
Howard and Loula Wilson  
Ranchers

385 E. San Francisco  
Daniel Arbuthnot  
Rancher

406 E. San Francisco  
Herbert T and Rosaline Royer  
Rancher

458 E. San Francisco  
Albercio and Anna de Cario  
Director of the Pomona Band

189 Pearl St.  
Frederick Thomas  
Tubbs and Thomas Autos & Bicycles  
139 So. Garey

395 Pearl  
Edward Dreher  
Orange grower

5-37

398 Pearl  
Howard Sholl  
Sholl & Sholl Photographers  
200 E. 2<sup>nd</sup> St.

284 E. Pasadena St.  
Wilmot W. Midgley  
Midgley Bros.—Clothiers and Men's Furnishings

266 E. Pasadena St.  
Shepard P. Olcott  
Orange grower

255 E. Pasadena St.  
C.M. Harris  
Harris Bros.

234 E. Pasadena St.  
William Benesh  
President, Savings Bank of Pomona

167-9 E. Pasadena St.  
Howard Loucks  
R.N. and Cora Loucks  
R.N. Loucks and Son—Insurance

317 E. Pasadena St.  
William J. Green  
Rancher

325 E. Pasadena St.      1903  
Rev. Thomas H. Cornish  
Pastor, First Baptist Church

385 E. Pasadena St.      1928  
Harry A. Isham  
Co-owner Isham Chevrolet

433 and 435 E. Pasadena St.  
C.W. Guerin  
Guerin & Guerin law firm. Became judge and Pomona City Attorney

5-38

310 E. Avarado St.  
David R. Donnan  
Donnan & Baublits Grocery

315 E. Alvarado St.  
Harry L. and Charles M. Good  
Ranchers

410 E. Alvarado St.  
Judson A. and Annie H. Gould  
Orange grower

451 E. Alvarado St.  
C.H. and Nellie Reeves  
Reeves and Middleton—Realtor Sales and Exchanges

483 E. Alvarado St.  
Ernest E. and Batha Worl  
Worl's Garage—Storage, Auto Repairs and Accessories  
510 W. 2<sup>nd</sup> St. Pomona

557 E. Alvarado St.  
Fred C. and Ethel Rice  
Rice & Rice  
Proprietors of the Owl Garage  
156 W. 1<sup>st</sup> St.

520 E. Jefferson Ave.  
Fremont and Nellie Rowell  
Smith & Rowell Fish  
338 E. 2<sup>nd</sup> St.

5-39

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5-43

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5-44

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Judson A. and Annie H. Gould  
Orange grower

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C.H. and Nellie Reeves  
Reeves and Middleton—Realtor Sales and Exchanges

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520 E. Jefferson Ave.  
Fremont and Nellie Rowell  
Smith & Rowell Fish  
338 E. 2<sup>nd</sup> St.

NOTICE OF CONTINUANCE OF HEARING

NOTICE IS HEREBY GIVEN, THAT ON APRIL 20, 1998, THE CITY COUNCIL OF THE CITY OF POMONA MADE THE FOLLOWING ORDER:

THE HEARING(S) SCHEDULED TO BE HEARD BEFORE THE CITY COUNCIL, ON APRIL 20, 1998, CONCERNING PUBLIC HEARING ON HISTORIC DISTRICT DESIGNATION FOR THE AREA ROUGHLY BOUNDED BY GAREY AVENUE ON THE WEST, TOWNE AVENUE ON THE EAST, MCKINLEY AVENUE ON THE NORTH, AND HOLT AVENUE ON THE SOUTH, (COUNCIL DISTRICT 4)

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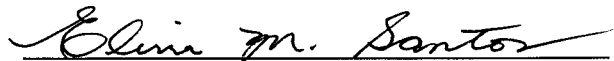
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IS (ARE) CONTINUED TO MONDAY, MAY 4, 1998 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 505 SOUTH GAREY AVENUE, POMONA, CALIFORNIA.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING NOTICE CONTAINS A TRUE COPY OF SAID ORDER WHICH WAS DULY CERTIFIED, ADOPTED AND PASSED ON THE AFORESAID DATE; AND THAT I POSTED THE SAME ON OR NEAR THE DOOR OF SAID COUNCIL CHAMBERS, AT 10 O'CLOCK A.M., ON THE 21ST DAY OF APRIL 1998.



ELVIRA M. SANTOS, DECLARANT

NOTICE OF CONTINUANCE OF HEARING

NOTICE IS HEREBY GIVEN, THAT ON MARCH 2, 1998, THE CITY COUNCIL OF THE CITY OF POMONA MADE THE FOLLOWING ORDER:

THE HEARING(S) SCHEDULED TO BE HEARD BEFORE THE CITY COUNCIL, ON MARCH 2, 1998, CONCERNING PUBLIC HEARING ON HISTORIC DISTRICT DESIGNATION FOR THE AREA ROUGHLY BOUNDED BY GAREY AVENUE ON THE WEST, TOWNE AVENUE ON THE EAST, MCKINLEY AVENUE ON THE NORTH, AND HOLT AVENUE ON THE SOUTH, (COUNCIL DISTRICT 4)

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I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING NOTICE CONTAINS A TRUE COPY OF SAID ORDER WHICH WAS DULY CERTIFIED, ADOPTED AND PASSED ON THE AFORESAID DATE; AND THAT I POSTED THE SAME ON OR NEAR THE DOOR OF SAID COUNCIL CHAMBERS, AT 10 O'CLOCK A.M., ON THE 3RD DAY OF MARCH 1998.

Elvira M. Santos  
ELVIRA M. SANTOS, DECLARANT

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles

I, Nancy Paisley, do hereby declare that I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the below-entitled matter. I am the Legal Advertising Clerk of the

Inland Valley **Daily Bulletin**  
(formerly the **Progress Bulletin**)

A newspaper of general circulation, published daily in the City of Pomona, County of Los Angeles, State of California, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

February 20, 1998

I declare under penalty of perjury that the foregoing is true and correct.

Dated: February 20, 1998

  
Signature

Proof of Publication of:

NOTICE OF PUBLIC HEARING  
CITY OF POMONA

NOTICE OF PUBLIC HEARING  
ON HISTORIC DISTRICT  
DESIGNATION HDD 97-005

ADDRESS: Citywide  
APPLICANT: City of Pomona  
THE CITY COUNCIL OF  
THE CITY OF POMONA does  
hereby declare and give notice  
that a public hearing will be held  
on March 2, 1998, in the City  
Hall Council Chambers, 505  
South Garey Avenue, Pomona,  
California, commencing at 7:00  
p.m. regarding:  
Historic District Designation  
HDD 97-005 for the area  
roughly bounded by Garey  
Avenue on the west, Towne  
Avenue on the east, Mc  
Kinley Avenue on the north,  
and Holt Avenue on the  
south. (Commonly known as  
Lincoln Park.)  
For particulars, contact the  
Planning Division Office, 505  
South Garey Avenue, Pomona,  
California, (909) 620-2191.  
ELIZABETH VILLERAL  
CITY CLERK  
Pub. 2/20/98. #31502140