

Architectural History Evaluation

Building at 888 West Mission Boulevard, Pomona

Los Angeles County, California

Prepared For:

City of Pomona
505 South Garey Avenue
Pomona, California 91769

Prepared By Principal Investigator:

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ECORP Consulting, Inc. has assisted public and private land owners with environmental regulation compliance since 1987. We offer full service capability, from initial baseline environmental studies through environmental planning review, permitting negotiation, liaison to obtain legal agreements, mitigation design, and construction monitoring and reporting.

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MANAGEMENT SUMMARY

The City of Pomona (City) retained ECORP Consulting, Inc. in 2018 to conduct an architectural history evaluation of the former restaurant building located at 888 West Mission Boulevard in the City of Pomona. The building, constructed in 1957, is older than 50 years of age, so this study was conducted in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) for the evaluation of built environment resources. The study includes an evaluation to assess eligibility of the building for listing in the California Register of Historical Resources (CRHR), National Register of Historic Places (NRHP), and City of Pomona Historic Preservation Landmark list.

The architectural history evaluation included a records search of the property with the South Central Coastal Information Center, property visit to document the current condition of the building, focused archival and historical research, and evaluation of the building using the CRHR and NRHP eligibility criteria, and the City of Pomona Historic Landmark Designation Criteria. The records search results indicated that the building at 888 West Mission Boulevard has not been previously recorded on Department of Parks and Recreation (DPR) 523 records or evaluated using the NRHP or CRHR evaluation criteria, nor is it located within an existing historic district or currently listed on a local register.

The results of the property visit and focused archival research were used in the CRHR, NRHP, and local landmark eligibility evaluation of the building at 888 West Mission Boulevard. The building is evaluated as not eligible for the CRHR or NRHP, but the building does meet some of the eligibility criteria for the City's local landmark list. Because it is not eligible for the NRHP, it is not considered to be a Historic Property under Section 106 of the NHPA. The building at 888 West Mission Boulevard is not currently listed in a local register of historical resources, as defined in PRC 5020.1(k). The building has been identified in an historical resources survey for the City of Pomona Corridor Specific Plan; however, it was not identified as a significant historical resource, as defined in PRC 5024.1(g). In addition, the building is not eligible for the CRHR and has not been determined by the CEQA lead agency to be a Historical Resource by another method. Therefore, the building is not currently considered a Historical Resource.

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Attachment C – Department of Parks and Recreation (DPR) 523 Form

Attachment D – Historical Building Permits and Records

LIST OF ACRONYMS AND ABBREVIATIONS

| | |
|-------|--|
| ARS | Archaeological Resources Services |
| CCR | California Code of Regulations |
| CEQA | California Environmental Quality Act |
| CHRIS | California Historical Resources Information System |
| CRHR | California Register of Historical Resources |
| CFR | Code of Federal Regulations |
| DPR | Department of Parks and Recreation |
| LAC | Los Angeles Conservancy |
| LAHRI | Los Angeles Historic Resources Inventory |
| NHPA | National Historic Preservation Act |
| NRHP | National Register of Historic Places |
| SCCIC | South Central Coastal Information Center |
| OHP | Office of Historic Preservation |
| PRC | Public Resources Code |
| SOI | Secretary of the Interior |

1.0 INTRODUCTION

The City of Pomona (City) retained ECORP Consulting, Inc. in 2018 to conduct an architectural history evaluation of a vacant restaurant building located in the City of Pomona. The building was constructed in 1957 and is located at 888 West Mission Boulevard. The building is older than 50 years of age and is proposed for demolition. The building was evaluated in order to assess its eligibility for listing in the California Register of Historical Resources (CRHR), National Register of Historic Places (NRHP), and City of Pomona Historic Preservation Landmark list, in order to determine whether the building is an Historical Resources as defined by the California Environmental Quality Act (CEQA) or an Historic Property as defined by Section 106 of the National Historic Preservation Act (NHPA), prior to demolition.

1.1 Project Location and Description

The building is located at 888 West Mission Boulevard, Pomona in eastern Los Angeles County, California. The building is surrounded by urban development. The building is located in the unsectioned Rancho San Jose land grant, on the USGS San Dimas, California 7.5-minute topographic quadrangle map (Figure 1). The building is located southeast of the W. Mission Boulevard and S. White Avenue. intersection. The Assessor Parcel Number (APN) associated with the property is 8342-013-020.

The City of Pomona is considering approval of a project that proposes to demolish the existing 7,000 square foot building (formerly known as the Hull House and Mission Family Restaurant building), including removal of its foundation.

1.2 Report Organization

The following report documents the architectural history evaluation of the building at 888 West Mission Boulevard. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Attachment B presents modern photographs of the building and property. Attachment C contains the cultural resources Department of Parks and Recreation (DPR) 523 records for the building. Attachment D contains relevant historical documentation and building permits.

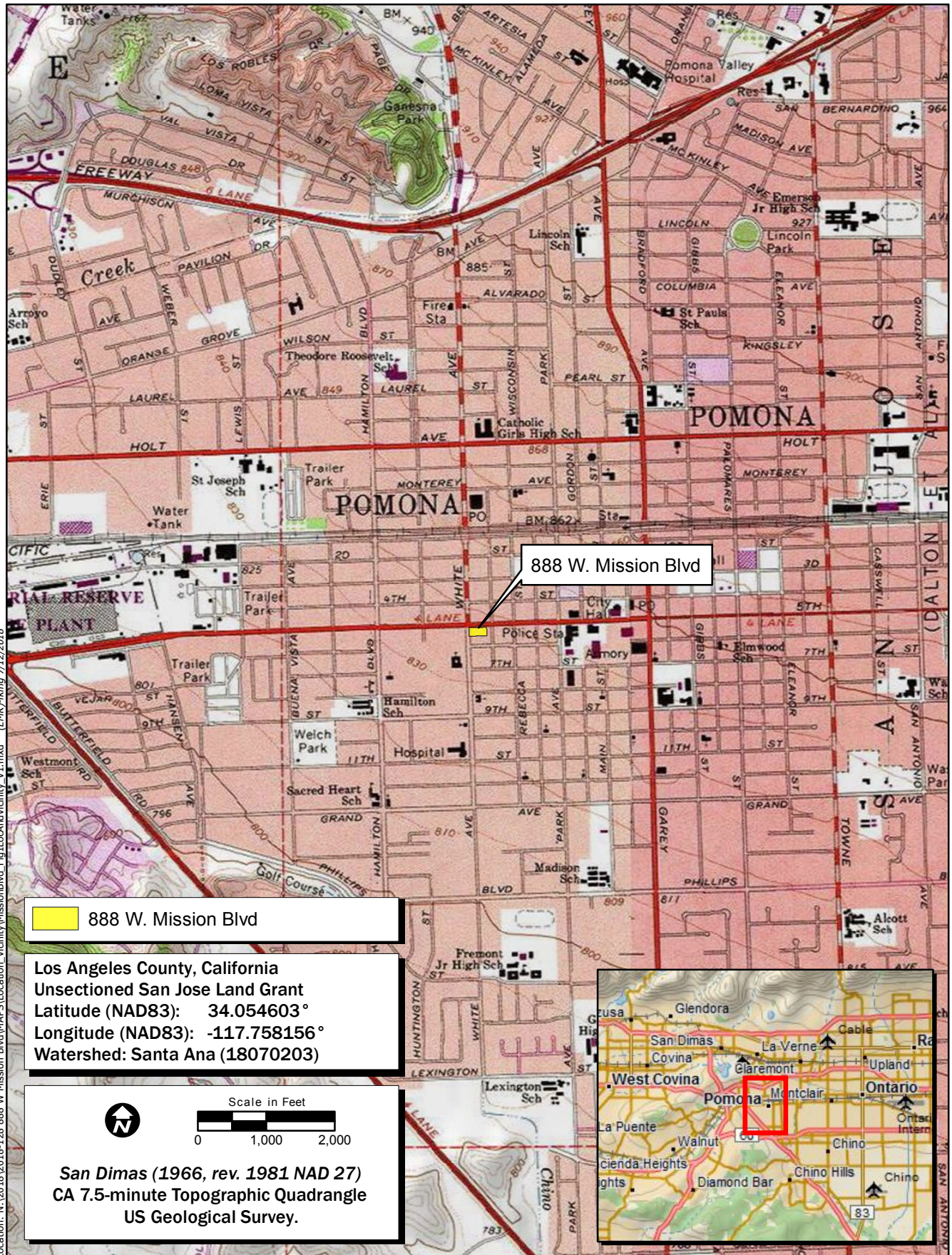


Figure 1. Project Location and Vicinity

2018-128 888 West Mission Boulevard

2.0 CULTURAL CONTEXT

The following historical context provides information relevant to the building at 888 West Mission Boulevard in order to adequately evaluate the building for its historical significance. The context includes a local history of the City of Pomona to identify the historic themes of importance to the City. The context also includes a commercial context in order to place the building within its relevant level of commercial importance among similar properties. It also includes an architectural context in order to assist in the evaluation of the importance of the building relative to its architectural style as well as the local, state, and national trends of that style.

2.1 Local History

The City of Pomona is located in the eastern edge of Los Angeles County. In 1837, Don Ygnacio Palomares and Don Ricardo Vejar were granted the Rancho San Jose by Mexican Governor Alvarado (Kyle 2002). The two families split the rancho into an upper and lower part and each built adobes on their vacant land. The families also brought a small herd of cattle to the rancho (Gallivan 2007). The 22,300-acre rancho includes the present-day communities of Pomona, LaVerne, San Dimas, Diamond Bar, Azusa, Covina, Walnut, and Claremont.

After the discovery of gold in California, Palomares and Vejar began to successfully sell cattle and supplies to the new residents of gold mining settlements. With this new wealth, the two families built larger adobes on their land. However, extreme drought and later floods in the valley caused hardship for Vejar and Palomares at the end of the Gold Rush. By 1863, Vejar lost part of his ranch due to debt and the land went to Louis Phillips, who lived in the Vejar adobe before purchasing a ranch of his own in 1866 (Gallivan 2007). The Phillips Mansion, completed in 1875, was the center of community activity for Pomona and Spadra. The mansion, located two miles west of the Project Area along the railroad, was the first brick house built in the Pomona Valley and it was listed on the NRHP in 1974.

In the 1860s, the village of Spadra would become the precursor to the City of Pomona. Spadra was a stage station and was historically located two miles west of Pomona. William Rubottom, the first American settler in the Pomona Valley, purchased 100 acres of land in the Pomona Valley from Phillips and established a hotel, tavern, and a Post Office by 1868. Rubottom named this community Spadra after his hometown in Arkansas (Gallivan 2007). Spadra and Pomona contained large farms with rich soil that successfully produced citrus and other fruit. The Southern Pacific Railroad line reached Spadra and then by 1875 the first locomotive travelled east through Pomona. The community of Spadra failed because of commerce decline with the extension of the railroad and the growth of Pomona, which began to thrive as it was centered around citrus production. The City of Pomona annexed the area of Spadra in 1955.

Pomona was named after the Roman goddess of orchards and gardens (Gudde 1969). In 1888, Pomona was incorporated as a City. The land was subdivided into tracts and by 1882 the land and water rights of Pomona was sold for \$10,000 to the Los Angeles Immigration and Land Cooperative Association, later the Pomona Land and Water Company (Gallivan 2007). The association laid out the town site and held a contest for the new name of the town. A nurseryman chose the name Pomona and the first streets were named after members of the association.

The restaurant building at 888 West Mission Boulevard is located on Mission Boulevard, which travels east-west through Pomona and Ontario. When the restaurant originally opened, Mission Boulevard was known as 5th Avenue, but was renamed Mission Boulevard after 1962 for the Mission Inn which was located in Riverside. Travel on Mission Boulevard declined after the Pomona Freeway (Interstate 60) was constructed in 1964 to the south. The first road paved with asphalt in Pomona was Second Street in 1896 (Gallivan 2007). Prior to the development of major freeways, like Interstate 10 and Interstate 60, streets like Mission Boulevard and Holt Avenue were used by travelers because Pomona is located on the route to Las Vegas from Hollywood.

The construction of Interstate 5 in the late 1950s permitted easy automobile access to Los Angeles and other employment hubs throughout southern California. This, combined with the inexpensive new homes built on the site of former orchards, spurred the development of suburban neighborhoods on the margins of Pomona's historic downtown. The City of Pomona has always had a downtown central point with agricultural operations located on the outskirts of town. Modern urban sprawl took over the undeveloped agricultural lands and now the City of Pomona contains a historic downtown district, commercial and industrial areas, long streets, and residential areas.

Pomona is home to the Los Angeles County Fair, California State Polytechnic University, Pomona, and has a reinvigorated downtown. Pomona also has been centered around car culture, and specifically the "hot rod." While other cities in Los Angeles paved over their dragstrips to make way for developers, the raceway located at the Fairplex, home of the Los Angeles County Fair, has remained open and continues to organize big races and shows. The hot rod and car scene within the Los Angeles area and the United States started in the 1940s when soldiers returned home from World War II and cars became a hobby for veterans. Veterans were able to use skills they learned while working on fighter planes or other vehicles during the war. In order to keep the car racing off the streets, Pomona redesigned the parking lot at the fairgrounds as a dragstrip. The NHRA, National Hot Rod Association, was one of first racing organizations and started in Pomona in the 1950s. The Los Angeles County Fairplex houses the Wally Parks NHRA Motorsports Museum.

As the road network grew within Los Angeles County, commercial enterprises were established along the major routes through towns. Commercial businesses provide goods and services to people in their towns and with the development and growth of car culture, commercial development became more dispersed as people could travel further which led to urban sprawl outside of downtown city centers. The Automobile Club of Southern California was founded in 1900 and supported Los Angeles County's first successful bond issue for better roads in urban areas.

Pomona also contains some historic districts located within the City of Pomona, including, but not necessarily limited to: Lincoln Park Historic District, Wilton Heights Historic District, Hacienda Park Historic District, and Edison Historic District. However, the building at 888 West Mission Boulevard is not located within any of these well-known historic districts. Because Historic District recognition is important to the historic growth of the City of Pomona they are briefly described below.

The Lincoln Park Historic District was the first district created under Pomona's 1995 Historic Preservation Ordinance and is listed on the NRHP. The Lincoln Park Historic District includes 45 residential blocks

(approximately 2,303 acres) and over 800 individual homes or buildings built from the 1880s to 1945. The architectural styles of the homes in the District include Victorian, Craftsman, Spanish/Mediterranean, Tudor, and other transitional styles (Pomona Heritage 2018). The district is centered around Lincoln Park, which is located north of E. Holt Avenue and south of Interstate 10 within northern Pomona.

The Wilton Heights and Hacienda Park Historic Districts were also created under the 1995 Historic Preservation Ordinance. These districts also include homes built from 1880s to 1945 in Victorian, Craftsman, Spanish/Mediterranean, Tudor, and other transitional styles. Wilton Heights Historic District is located west of the Lincoln Park district and the Hacienda Park Historic District located north and west of Lincoln Park.

The Edison Historic District was designated on the NRHP in 1986 prior to the local historic preservation ordinance. This district is a commercial district located at 611, 637, and the 500 block of W Second Street in downtown Pomona. The Edison Historic District contains brick buildings built from 1896 to 1910 that illustrate Pomona's auto service segment of the early twentieth century.

2.2 Commercial Storefronts and Signs

A business sign or a storefront is a distinguishable entity that has the potential to possess individual historic character, identity, and significance. Signs are often depicted by the local community as more than simply advertisements of a business. Signs can also be viewed as elements of designs that contribute to the character, scale, and identity of a streetscape by means of graphic architecture. They are a visual illustration of a distinct period in history, including the history of the business, community, and the commercial corridor for which it is located. As such, in order to properly evaluate the building at 888 West Mission Boulevard, including the attached signs, a substantial historical context on signs and storefronts is provided. Due to the extensive history of storefront and sign advertising, the history below touches on relevant context that is applicable to the building at 888 West Mission Boulevard.

Signs have been a way of advertising along main streets in Los Angeles County as early as the County was established. The materials and functions of storefronts and signs have evolved throughout the decades. By the 1930s, signs and storefronts had changed in styles multiple times to accommodate the always progressing physical landscape, cultural and societal views, use of the automobile, advances in electricity and manufacturing, and other artistic likes and dislikes for each period (Treu 2012).

The Great Depression of the 1930s played a significant role on the developing commercial landscape as it relates to storefronts and signs. Due to the poor economy, apartments and commercial buildings were often left unoccupied on the floors above the street level. In a major attempt to heighten retail sales and increase foot traffic in commercial areas, businesses in the United States looked to the modern designs of European storefronts and commercial districts. European shops, particularly those designed in the late 1920s by French architect Rene Herbst, utilized the skillfully integrated signs on the building facades that foreshadowed the visual aspects of moderne architecture (Treu 2012).

One of the primary influences taken from European commercial design was the use of the entire façade as an advertisement. The design of the storefront was intended to carry a unique characteristic that was uniform across the entire façade that matched the sales objective of the shop. European designers began

to utilize all aspects of the storefront including windows, doorways, and ornamentation in the overall advertising scheme to match with the signs in a cohesive graphic and architectural display. Such changes brought about the use of large store display windows, awning covers, multiple materials such as brick, metal, and lights, decorative detail, matching color and architectural themes whose focal point was typically the sign or front entrance. As such, European commercial shop designs were more focused on architecture and art as the advertising focus. Shops in the United States were desperate for the success of European commercial districts and, therefore, many followed suit (Treu 2012). Buildings that reflected the European architectural styles first appeared along commercial corridors, namely near highways and major travel routes, in American cities like Los Angeles in the late 1920s and early 1930s (Treu 2012).

By the mid-1930s and early 1940s, commercial architecture in the United States began a complicated split in physical advertising schemes. Many businesses began designing their buildings following the example of the European storefronts, using artistic designs that included integration of decorative and elaborate signs. Other businesses, however, began to focus primarily on the contents within the store with very little graphic illustrations to draw in the consumer. These commercial buildings followed the graphic restraint theme of the International style of architecture. The International style of architecture also developed out of European moderne architectural thought and ultimately was a rejection of the artistic moderne architecture as described above. International style commercial buildings focused on large windows, rectilinear forms, and use of glass, steel, and concrete with almost no ornamentation or graphic illustrations. By the end of the 1930s, most commercial buildings being constructed or remodeled during this time took either the artistic approach of moderne architecture or the rejection of art and ornamentation approach of International style architecture (Treu 2012).

By the beginning of the 1940s, articles and ideas were appearing about expanding the role of the sign industry on the commercial landscape. Prior to the 1940s, most signs on storefronts did not project out from the building but rather were built into the design of the storefront, typically somewhat flush with the wall surface. These signs included simple designs such as striping, pictures, portholes, and basic lettering or visual effects on a flat surface. Eventually, a few graphic and industrial designers such as Charles Oppenheimer, John Albright, and George Meyers began to integrate the third dimension into their sign designs that subtly ventured into the area of architecture. One such primary focus was the projecting sign that jutted out over the sidewalk or street.

Simultaneously, with emphasis growing on the projecting sign, almost all other aspects of the façade of commercial buildings gave way to surface projections. These projections included walls, canopies, lettering, and signs that all rippled away from the building's façade. These projections were often designed in a fashion to give the appearance that the wall surface was moving or in motion. Motion was a prominent theme of the 1930s and 1940s with the vastly expanded use of the automobile and airplane throughout the world. The pioneering work of the early designers, particularly that of Meyers, led the 1940s commercial streetscape into a period of extensive use of surface projections that focused on the artistic design of the business façade and sign within the streetscape (Treu 2012).

Along with the rapid expansion of the projecting storefront features was the heavy utilization of the neon sign. Neon, or "new gas," is a rare gas similar to other rare gases such as argon and helium. It was originally discovered by English scientists Sir William Ramsay and William Travers in 1898. No real use

came from the discovery until French scientist Georges Claude first developed a systematic method for liquefying the gas in 1902. Claude discovered that the gas was sensitive to electrical charges and produced a red color when charged. Claude eventually developed a very practical discharge tube that held the neon gas and connected to an electrode that, when charged, would light up all of the gas within the tube. It was not long until Claude, assisted by Count J. De Beaufort, conceived the idea of bending the tubes to form shapes and letters. Shortly after that innovation, the two scientists began combining other elements, such as mercury, with the gas to produce other brilliant colors making the shaped tubes a perfect advertising tool for attracting customers (Claus 1975).

The use of neon signs in the United States quickly took root, along with the development of artistic storefronts. In the 1920s and 1930s, neon signs could be individually manufactured with “vernacular” inflections by local companies specifically designed for the business purchasing it. In the 1920s, neon signs were originally expensive, being sold for an average of \$400 a sign. Businesses often could not afford to purchase the signs outright, so many manufacturers leased signs instead. Even many years later, during World War II, gas and metal rationing kept neon sign prices high (Claus 1975).

The end of World War II brought another big change to the use and designs of neon signs. The end of wartime rationing caused prices for neon signs to drop significantly. The drop in prices brought a rapid resurgence of production of neon signs, particularly in commercial corridors of many cities. The end of World War II also led manufacturing back to the extensive production of automobiles, which, in turn, led to the need of businesses to capture the attention of automobile drivers from a distance. Post-World War II signs in cities were largely designed at highway-size scale, often dwarfing pedestrians walking below them. The intent of creating these massive signs was so they could be seen from a distance and on both sides of the major multi-lane roads within urban centers. Concurrent with advances in tube bending and the new affordability of these custom signs, many businesses had signs with neon installed during the 1940 and 1950s. By the late 1950s and early 1960s, however, advancements in plastics reduced the use of neon signs, as plastic became the aesthetic preference (Treu 2012).

The decade of the 1960s was primarily characterized by the use of plastic lettering and signage due to its affordability and capability to be placed anywhere on the building and at any scale. Though plastics quickly took over the commercial landscape, the use of neon never fully disappeared due to the creative potential each business had with its sign-making. In addition, many storefronts that remodeled their façade to match a particular architectural style during the 1930s and 1940s, such as Art/Streamline Moderne, Art Deco, Googie, or International style, often kept their original signs in place because they matched the complete look and design of the building. Currently, neon signs are still dotted throughout the commercial district of many city landscapes. Some are from the peak of popularity of neon signs from the 1920s-1950s, while others were constructed after the historic periods during the 1960s into the present day (Treu 2012).

2.3 Architectural Context

The following summary of the architectural style elements, character-defining features, and brief history of the Googie style of Mid-Century Modern architecture is included for frame of reference and to assist with understanding the architectural style and merit of the building. The information identified during archival

research suggests that the architectural style and design of the building, storefront, and sign was a result of the historical influences of commercial development and advertising of its period.

The Mid-Century Modern period of architecture generally references those buildings and structures that were built between the 1930s and 1970 and includes a variety of sub-styles including styles such as Streamline Moderne, International, Googie, and Contemporary to name a few. Mid-Century Modern architecture was popular among local architects with a variety of examples in most major cities in California. In particular, the commercial industry often employed styles from this period in the design and construction of stores, restaurants, and other shopping centers due to the visual appeal. Mid-Century Modern styles emerged prior to World War II but most sub-styles matured during the postwar period, spurred largely by the economic prosperity of the nation which coincided with a construction boom. One of the primary objectives of Mid-Century Modern architectural styles is the appearance of “forward thinking” design. Specific characteristics of buildings constructed during this period include use of new materials and building techniques, integration of indoor and outdoor spaces, and functional floor plans.

The building at 888 West Mission Boulevard is designed with some elements that represent the Googie style of architecture, which is one of the sub-types from the period of Mid-Century Modern designs. Googie architecture is a Mid-Century Modern style originating in Southern California that became popular in the late 1940s until the mid-1960s. Googie got its name from architect John Lautner, student of Frank Lloyd Wright, who designed a coffee shop in West Hollywood, which was named Googie’s in 1949. The Googie’s coffee shop was located on the Sunset Strip and was demolished in 1989. Googie’s coffee shop had a bold design, specifically using steel, which was a rationed material during the war period and only became readily available for commercial building construction during the postwar period.

The Googie style was popular in postwar California and was used to design motels, diners, coffee shops, and gas stations largely because of the visual draw of the building for its customers. The architectural firm of Armet & Davis embraced and expanded on the Googie style of architecture. The firm is best known for their Googie style coffee shops in the Los Angeles area. The firm was established in 1947 by Louis Armet and Eldon Davis and the firm is accredited with the construction of over 4,000 Googie styled restaurants (The Los Angeles Conservancy 2018). A few good Googie examples by Armet & Davis are represented in Los Angeles chains like Norm’s, Pann’s, Ship’s, Tiny Naylor’s, Johnie’s coffee shop, and Clock’s coffee shop (Kaplan 1987). The firm also designed prototypes for large restaurant chains like Denny’s and Bob’s Big Boy restaurants (The Los Angeles Conservancy 2018).

Character-defining features of the Googie style include upswept/steep cantilevered roofs, hard angles, geometric shapes, starbursts, dramatic signage, the use of glass, steel, and neon fixtures. The Googie style is characterized largely by Space Age designs such as boomerangs, flying saucers, and bold styles and shapes. The Googie style was also popular among motel architecture, retro gas stations, and car washing stations with eye-catching commercial signage that welcomed motorists. Googie exemplified the collision of car culture and the Jet Age futurism which was popular after World War II. With the major switch to car culture, business owners wanted signs and building designs that caught the eyes of drivers and their passengers. A prime example of the Googie style is represented by McDonald’s restaurants with golden arches built in the 1950s. The Googie style was developed from the futuristic architecture of Streamline Moderne, which was popular in the 1930s. After the 1960s, the Googie style of architectural became less

desirable while modern architecture transitioned away from bold shapes to straight, clean lines. Exaggerated versions of the Googie style of architecture were echoed on *The Jetsons* cartoons, McDonald's arches, Mel's Drive-ins, and within Disneyland's Tomorrowland.

Several buildings throughout Los Angeles County contain elements of Googie style of architecture. McDonald's, located on East Mission Boulevard in the City of Pomona, was built in 1954 and later in 1968 it became Ama Donuts. The original donut shop was Mid-Century Modern with Googie style elements, including a large arched sign out front, upswept roofline, bright vibrant colors, and fenestration consisting of large picture windows on the façade. Another good example of existing Googie architecture within Los Angeles is the Bob's Big Boy Broiler Restaurant located on Firestone Boulevard in Downey designed by Paul B Clayton. This Big Boy opened in 1958 and has a large 65-foot-long sign which displays the Googie architecture. Fenestration on the Big Boy restaurant also includes large picture windows on the facade, which were common in diners during the period. The restaurant also has stone facing similar to the building at 888 West Mission Boulevard The Big Boy on Firestone Boulevard has been altered but remains in business as a drive-in and reflects the drive-in culture of the 1950s. Located along Ventura Boulevard in Los Angeles, Mel's Drive-In displays Armet & Davis' example of Mid-Century Modern roadside design. Mel's was built in 1953 and contains dramatic neon signs, space-age elements, open interior layout, slanted roof, and fenestration displaying large picture windows on the facade. These are just a few Googie-inspired examples located within the Los Angeles area that have continuously represented the drive-in culture into modern times (The Los Angeles Conservancy 2018).

Additionally, Los Angeles contains a number of Googie-style carwashes that exemplify the space-age, futuristic feel. Sitting on Ventura Avenue, the simply named 'Car Wash' has been a Googie staple since being completed in 1966, complete with futuristic pillars topped with starbursts, towering angular signage, and overhanging roof (The Los Angeles Conservancy 2018). Similarly, the Five Points Car Wash located on Whittier Avenue and built in 1963 also utilizes large vertical pillars, bright colors, and an angular sign with large print to draw the eyes of passing motorists.

Another example of Armet & Davis Googie designs is Norms on La Cienega Boulevard, a coffee shop with a massive, angular backlit sign that leads the eye down to the hard-angled roof and polygons that adorn the building. A wall of glass envelopes the entirety of the facade of the coffee shop. Famed Las Vegas casino architect, Martin Stern Junior, also designed a Googie-style coffee shop named Chips on La Brea Avenue that opened in 1958.

3.0 METHODS

3.1 Personnel Qualifications

The architectural history evaluation and analysis was conducted by Principal Investigator and Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's (SOI) Professional Qualifications Standards for architectural history and history. Mr. Adams conducted extensive archival and historical research and prepared the report. Megan Webb helped prepare the report and conducted archival research. Robert Cunningham conducted the site visit to the building. Roger Mason, MA, provided Quality Control review.

Mr. Adams meets the SOI Standards by holding an MA degree in History (Public History) and a BA degree in History, with nine years' experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources of all types for eligibility to the CRHR and NRHP, as well as local eligibility criteria for numerous cities.

Dr. Mason has been professionally involved with cultural resources management in California since 1983. Dr. Mason is the author of more than 200 reports dealing with cultural resource surveys, evaluations, and mitigation programs in California. He has extensive project experience with the cultural resources requirements of CEQA and Section 106 of the NHPA.

Ms. Webb is an Associate Archaeologist for ECORP and has more than three years' experience in cultural resources management, primarily in California. She holds a BA degree in Anthropology and has participated in all aspects of cultural resources, including survey, test excavation, and data recovery. She also conducted numerous archival research activities.

Mr. Cunningham has ten years of experience in cultural resources management, with an emphasis on the recordation, analysis, and evaluation of historic-period resources.

3.2 Records Search Methods

A records search for the 888 West Mission Boulevard Project was completed by the South Central Coastal Information Center (SCCIC) of the CHRIS at California State University-Fullerton on July 17, 2018 (SCCIC search #5173; Attachment A). The records search was completed to identify any cultural resources within the Project area, which encompassed the former restaurant building parcel that is the focus of this building evaluation.

The records search consisted of a review of the official records and maps for historical sites and surveys in Los Angeles County as well as review of the following historic references by the SCCIC: Office of Historic Preservations Directory of Properties in the Historic Property Data File for Los Angeles County (HPDF); California Historic Resources Inventory (HRI); California Point of Historical Interest (SPHI); California Historical Landmarks (SHL); California Register of Historical Resources (CAL REG); and the National Register of Historic Places (NRHP). The building at 888 West Mission Boulevard is not currently listed with the City of Pomona as a Historic Preservation Landmark.

3.3 Archival Research Methods

Focused archival research on the building at 888 West Mission Boulevard was carried out by architectural historian Mr. Adams, Ms. Webb, and Mr. Cunningham. The City provided building permits and other construction and use records to Mr. Adams for review.

ECORP reached out to the Pomona Valley Historical Society by phone on July 12, 13, and 18, 2018 to gather relevant historical information about the building. ECORP also visited the Pomona Valley Historical Society repository located on Caswell Road on July 19, 2018 after the representative on the phone said they would look for information associated with the building. A representative from the historical society

and member from the historical commission were at the repository during the July 19 visit. The representatives stated they looked for information related to the building, including photographs of Melvin Hull, but unfortunately did not find any additional information. The representative referred ECORP to the online library archives. The Pomona Valley Historical Society did not provide ECORP any historical records or documents, or photographs, upon request, that were related to the building at 888 West Mission Boulevard.

ECORP also conducted research utilizing newspaper articles, historical maps, and secondary resources where available. Very few records were found containing specific information about building at 888 West Mission Boulevard outside of the records provided by the City. Online research was undertaken for other documents relating specifically to the City of Pomona and the context of the community including commercial development and architectural context. A search on the library historical documents database failed to identify any information on the building.

The archival research, the online research, and review of building records provided by the City resulted in sufficient information for ECORP to prepare an evaluation of the building.

3.4 Field Methods

On July 20, 2018 ECORP conducted an intensive site visit utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the building on appropriate DPR 523 forms (Attachment C). The entire exterior of the building was walked and photographed. Access to the interior of building was not available due to a recent fire, which caused unsafe conditions for documentation. Therefore, the interior was not documented during the field visit. However, photographs of the interior were provided by Josh Golcheh of Golcheh Developments and Investments, LLC. Those photographs, taken in 2018, revealed the current condition of the interior of the building. During the field visit, architectural details and integrity considerations were noted for the features of the building, including its setting relative to the rest of the property.

3.5 Evaluation Criteria

3.5.1 State Evaluation Criteria

Under state law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

An historical resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k);
3. has been identified as significant in an historical resources survey, as defined in PRC 5024.1(g); or

4. is determined to be historically significant by the CEQA lead agency [California Code of Regulations (CCR) Title 14, § 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR [CCR Title 14, § 4852(b)] state that a resource is eligible if:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, § 4852(c)].

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, § 15064.5(a)].

3.5.2 Federal Evaluation Criteria

The building at 888 West Mission Boulevard was evaluated using the NRHP eligibility criteria following the regulations implementing Section 106 of the NHPA (36 Code of Federal Regulations [CFR] Part 800). The eligibility criteria for the NRHP are as follows (36 CFR 60.4):

“The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- (A) Is associated with events that have made a significant contribution to the broad patterns of our nation’s history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.”

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion D, the potential to yield information important in prehistory or history. The lead federal agency makes the determination of eligibility and seeks concurrence from the State Historic Preservation Officer (SHPO).

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

3.5.3 City of Pomona Historic Landmark Designation Criteria

The City of Pomona has its own local Historic Preservation ordinance intended to "preserve the City of Pomona's cultural, historical, and architectural heritage and resources as living parts of community life which will benefit and enrich the lives of its present and future residents." In order for a building to be eligible for listing as a local Historic Preservation Landmark, the building must meet at least one of the "Historic Landmark Designation Criteria". These criteria are listed and described in detail in the City of Pomona's Historic Preservation Ordinance, Part III, Section .5809-13(D).

Section .5809-13(D) states:

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

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

4.0 RESULTS

4.1 Records Search

The records search completed in 2018 consisted of a review of previous reports and records on file with the SCCIC as well as review of a number of historic property registers and inventories for Los Angeles County. The records search for this Project was completed to determine if the building had been previously recorded or evaluated, is located within or adjacent to a known historic district, or is currently listed on a local historical register.

The building has not been previously recorded or evaluated as part of any cultural resources inventory or study that has been reported to the SCCIC. In addition, the building is not located within a known historic district.

In addition, ECORP reviewed the records of the Los Angeles Conservancy (LAC). The LAC is a nonprofit organization whose goal is to provide "education and advocacy to recognize, preserve, and revitalize the historic architectural and cultural resources of Los Angeles County." As such, the organization maintains a database of historic places of Los Angeles that are identified by LAC as "historic gems" within Los Angeles County. A review of the LAC website and map of "historic gems" revealed that no resources listed on the LAC website were identified within the Project area (LAC 2018). The list does identify buildings that represent the Googie style of architecture within Los Angeles County; however, the building at 888 West Mission Boulevard is not listed. Most of the listed prominent examples of the Googie style of architecture located in Los Angeles County were designed by the Armet & Davis architecture firm.

The largest regional historical registry is the Los Angeles Historic Resources Inventory (LAHRI). The LAHRI is maintained by the Department of City Planning's Office of Historic Resources (OHR). The objective of the OHR is to "create a comprehensive, state-of-the-art, and balanced historic preservation program for the City of Los Angeles." The LAHRI was developed by OHR's multi-year project called SurveyLA that was designed to "identify significant historic sites" throughout the City of Los Angeles. SurveyLA only identifies significant historic sites within the City of Los Angeles so it does not include City of Pomona, but the inventory does call out a handful of buildings that represent the Googie style of architecture (LAHRI 2018).

A historical resources survey was completed for the Pomona Corridors Specific Plan as part of the General Plan Update for the City. This resources survey is labeled Appendix C: Historic Resources Technical Report for the Pomona Corridors Specific Plan, prepared by Architectural Resources Group, Inc. (ARG). The

Pomona Corridors Specific Plan is concentrated within thirteen focus areas which includes Mission Boulevard. Appendix C is intended to assess the potential impacts to historical resources within Specific Plan Area. ARG compiled a list of resources within the corridor area that they identified as appearing preliminarily eligible, through reconnaissance survey only, for state and/or local designation criteria. The list includes properties within the Specific Plan area that were 50 years in age or older, preliminarily appeared eligible through reconnaissance survey, and/or retained sufficient integrity. Out of 2,200 parcels reviewed within the Specific Plan area, ARG identified approximately 100 parcels that contained buildings which appeared to be preliminarily significant. Those buildings are listed in Appendix A: Potential Historic Resources, Corridor Specific Plan Area, of the Appendix C: Historic Resources Technical Report. The building at 888 Mission Boulevard identified in that list as a 1957 commercial building with preliminary OHP status codes 3CS and 5S3. No property specific survey, archival research, or individual evaluation following CRHR or local eligibility criteria was completed by ARG for the property.

Despite the building having been listed by ARG as a potential historical resource through reconnaissance survey for the Pomona Corridors Specific Plan; Section 5.3 of the Appendix C: Historic Resources Technical Report prepared for the Specific Plan states: "Note that CHRSCs assigned through this reconnaissance survey process indicate potential eligibility for designation, but are not equivalent to official designation or listing on any historic lists or registers. Further research is required to substantiate any formal listing on the California or Pomona Registers." Therefore, though 888 West Mission Boulevard is identified in a historical resources survey, it was not identified as a significant historical resource.

4.2 Site Visit

The building located at 888 West Mission Boulevard was formally recorded on July 20, 2018.

Select photographs and a detailed description of the building at 888 West Mission Boulevard, as a result of the intensive site visit, are provided in Figures 3 through 10 below.



Figure 2. Building at 888 West Mission Boulevard, script on western elevation (view toward northeast).



Figure 3. Building at 888 West Mission Boulevard, northern elevation (view toward south).



Figure 4. Building at 888 West Mission Boulevard, pillar at entrance on northern elevation (view toward south).



Figure 5. Building at 888 West Mission Boulevard, northern elevation (view toward south).



Figure 6. Building at 888 West Mission Boulevard, sign above building (view toward west).



Figure 7. Building at 888 West Mission Boulevard, sign above building (view toward west).



Figure 8. Building at 888 West Mission Boulevard, sign in parking lot (view toward west).



Figure 9. Building at 888 West Mission Boulevard, southern elevation (view toward north).



Figure 10. Building at 888 West Mission Boulevard, northern elevation (view toward south).

The building's architecture is influenced by the Googie architectural style. The Googie architecture is evidenced in this building by the upswept/slanted roof, large picture windows, geometric shapes, a variety of exterior finishes, and neon signage. The storefront portion of the building is laden with a stone façade and red/brown painted brick and contains a flat upswept/slanted roof with an overhang. During the property visit, it was observed that a number of the large picture windows across the façade have been broken and other windows have been boarded up.

The primary entrance to the building is located on the northern façade of the storefront facing W. Mission Boulevard. The entrance is set back within the building. Two connected doors with large single-pane glass windows face W. Mission Boulevard and are covered by the slight overhang from the roof. A single-pane glass door is located on the opposite wall of the main entrance. The overhang contains exterior inset lighting. The stone façade is displayed surrounding the entrance (Figure 8).

A two-story building addition with rectangular footprint, flat roof, and no overhang is connected to the restaurant portion of the building by the extension to the south. The storage building contains a single wood garage door. The storage area at the southern part of the current building first appears on aerial photographs taken in 1980. The storage area is a two-story structure with an office on the top floor.

Historical images indicate that the building had contained three different neon signs: one located above the building on the roof, another in the parking lot, and one that was once attached to the western façade.

The sign on the roof is a two-dimensional sign that can be read from both sides and seen from the adjacent road. It is a classic neon sign that once fully read "Mission Family" and also had the words "Restaurant" and "Coffee Shop" hanging from the sign below. The neon sign consists of a large straight

arrow painted yellow that contains several individual incandescent light bulbs and points to the roof of the building. The sign above the building is two dimensional with the labels facing both the east and west. Today, the sign only reads "Mission Family" as the other plates from the original sign are gone as well as the "Restaurant" plate on the western facing side. The main sign above the building is missing the entire plate which once read "Coffee Shop" and the plate for "Restaurant" is missing from the eastern facing side of the sign during the property visit. The glass tubing for "Mission Family" and the individual incandescent lights bulbs are still present on the arrow on the sign above the building. The paint on the sign above the building has peeled.

The sign within the parking lot is also two dimensional and once read "Food" "Breakfast – Lunch – Dinner" and below it read "Banquets." This sign is positioned on the ground east of the building and can be seen when traveling both directions along W. Mission Boulevard and while entering the parking lot. This sign currently is dilapidated, and the paint is almost completely worn. The word "Banquets" is broken and at a tilt. The glass tubing for the word "Food" on the sign in the parking lot is no longer present on the sign.

Another neon sign with matching script was once located on the western façade of the building facing S. White Avenue. The script painted on the building reads "Coffee Shop" in cursive writing. The sign can only be seen from traffic traveling east on W. Mission Boulevard and traffic on S. White Avenue. The word "Coffee Shop" at the western façade no longer contains the original glass tubing for the neon gas, but the painted cursive script on the building remains.

The main observations from the July 2018 property visit are that the building contained broken and boarded-up windows as well as graffiti. The parcel where the building is located has been fenced in. The building has been vacant since 2013, which is evident in the current condition of the structure. The full extent of the roof line is not slanted and becomes flat about half way on the roof.

The interior of the building at 888 West Mission Boulevard once contained a retro diner feel and was designed by local resident Claire Strona, according to historical records. The interior contained distinctive lighting fixtures, orange counters with cantilevered swivel seats that are attached to the counter itself for easy cleaning beneath, bold wallpaper, cushioned leather booths, and an open kitchen view. The building at 888 West Mission Boulevard also contained a designated "Jury Room" where jurors would gather for lunch while serving as jurors in the courthouse located a few blocks to the east of the restaurant. It was noted in a 1958 newspaper article that interior murals were painted by local artist Paul Darrow, who focused his painting on landscapes and abstracts. The interior of the building also displayed tile manufactured by the Pomona Tile Company. The tile work was designed by Saul Bass and once displayed a decorative "HH" near the entrance for the original Hull House.

During the 2018 property visit, access to the interior of the building was not granted due to a building fire that occurred in March 2018. Photographs of the building interior were provided by J. Golcheh and those recent photographs reveal major damage to the interior. Damage to the building includes an unrecognizable interior finish, holes in the roof, burnt debris, graffiti, and a number of broken windows. The original layout and interior design of the building is unrecognizable and none of the original finishes appear to remain intact.

4.3 Building at 888 West Mission Boulevard History

The following is a summary of the construction, use history of the building, and a history on the families that owned the building during its use. The information comes from a collection of City building permits that were provided by the City of Pomona (Attachment D), and online resources. Ancestry.com was also used as a reference for U.S. Census records (dated 1920 to 1940) and City Directories of Pomona (dated 1938 to 1968) regarding the families associated to the building.

According to aerial photographs taken in 1938 (the earliest aerial photographs available), the one square city block property where the Mission Family Restaurant is currently located was originally used for residential lots. The Assessor's Map shows that the property and surrounding lots is known as the Dorners Subdivision and shows ten lots on the property with an east-west, 20-foot-wide alley way through the center of the parcel. Aerial photographs from 1938 to 1959 confirm the lots and reveal residences on the parcel; over those years the number of residences on the parcel declined. Aerial photographs taken in 1959 are the last aerial images to show residences on the property. By 1964, the property contains the restaurant building and the rest of the property appears paved, as more than 30 parked cars are visible on the property. The building at 888 West Mission Boulevard is located on lots 3, 4, and 5 of the Dorners Subdivision tract.

The building at 888 West Mission Boulevard was originally constructed in 1957 and was first operated as the Hull House Restaurant, then later became the Mission Family Restaurant in 1971. The building at 888 West Mission Boulevard was designed by George Kirby, a local architect, and it resembles the Googie style of Mid-Century Modern architecture. The building remained in use as a diner from 1958 until it closed in 2013. The building is currently vacant. It is a one-story building with a modern two-story storage building attached at the southern façade. The storefront contains brick and stone facing, and large picture windows across the facade. The building and a large parking area are within a 0.73-acre parcel (APN 8342-013-020).

4.3.1 Ownership History

Melvin Ira Hull owned and operated the Hull House Restaurant from 1957 to 1971. Melvin Hull also operated three other restaurants in Pomona: Hull House Pancake and Waffle Shop on Garey Avenue that opened in 1946, Mel's Drive-In on Holt Ave at Palomares that opened in 1951, and another Hull House on Holt Avenue at Palomares in 1963. The Hull House on W. Mission Boulevard, previously known as West 5th Avenue, was the fourth restaurant that Melvin Hull opened in Pomona. The restaurants owned and operated by Melvin Hull employed over 100 people collectively and served the local community.

Melvin Hull was born in 1905 and lived in Oregon prior to moving to Pomona in 1928. U.S. Census Records from 1920 reveal that the Hull family was living in Oregon where Melvin's father, Ira Hull, born in 1875 in Michigan, had a dairy farm (U.S. Census 1920). U.S. Census records from 1930 reveal that Melvin Hull worked in entomology at an oil company in Pomona (US Census 1930). The 1930s household contained Melvin Hull and his parents along with his two younger siblings. The Hull household in the 1930s was located at 1401 South Palomares Street in Pomona. The City Directory of Pomona from 1938 lists Melvin Hull as a salesman for the Home Oil Company (Ancestry.com 2018a).

Melvin Hull married his first wife Colleen Watts in 1931. U.S. Census Records from the 1940s reveal that Hull was a distributor for an oil corporation and the household consisted of Melvin Hull and his second wife Virginia Castle Hull (U.S. Census 1940), who passed away in 1965. Hull married this third wife Vivian Voila Knox in 1966. Melvin had two sons and five daughters from the three marriages, and 20 grandchildren and four great grandchildren when he passed away in 1987 in Los Angeles (Progress Bulletin 1987). Mr. Hull participated in many civic activities for the City of Pomona during his lifetime and started the Humane Society in Pomona.

City Directories of Pomona from as early as 1948 reveal that Hull was operating the Hull House restaurant on N. Garey Avenue and city directories from 1934 to 1940 reveal that Hull was a salesman for various oil companies. The City Directory of Pomona from 1956 lists Melvin as operating the Hull House and also Mel's Drive-In (Ancestry.com 2018b). The City Directory of Pomona from 1959 lists Melvin Hull as operating Hull House Enterprises, which included the Hull House on Fifth Ave (the current building at 888 West Mission Boulevard), Hull House Pancake and Waffle Shop, and Mel's Fast Snack Drive-In (Ancestry.com 2018c). In the early 1960s, Hull built the last Hull House that was located on Palomares Street (Progress Bulletin 1987). The building at 888 West Mission Boulevard also housed many civic meetings while it operated as a restaurant.

In 1971, the Hull House was sold to the Clyde W. and Marcia A. Warren and became the Mission Family Restaurant. This would mean that the script on the Mission Family Restaurant sign above the building that reads "Mission Family Restaurant" is not original to the building nor the 1958 Hull House restaurant. Evidence of the former Hull House once could be seen in the tile work near the entrance with the "HH" on the wall, but that is no longer present. Clyde Warren was an Army soldier who married Marcia Warren in 1943. After the war the couple opened the Warren's Malt Shop, which was located on West Holt Avenue in Pomona (Ancestry.com 2018d). Clyde Warren was born in 1914 in North Carolina and passed away in 1999. Marcia was born in 1923 and spent her life in the Pomona area before passing in 2011. Clyde and Marcia had three children together.

4.3.2 Building History

A 1958 newspaper article documenting the grand opening of the Hull House states that the restaurant is of modern construction with full-width front windows, a self-service patio, air conditioning, distinctive lighting fixtures, seating capacity for 156 people, parking for 85 vehicles, interior decorated by Claire Strona, and murals by Paul Darrow. The March 28, 1958 article states that the coffee shop at the location opened on February 16 prior to the opening of the restaurant (Progress Bulletin 1958).

Building permits dated from 1960 to 1973 reveal multiple additions to the building at 888 West Mission Boulevard during its operation. In April 1961, the restaurant had been open for three years and a two-story addition to the existing storage shed was completed. This addition added a second story of 432 square feet plus a stairway to the restaurant storage shed. According to the permit, Roy C. Francis was the owner of the restaurant and he completed the work himself as he was a carpenter, according to Pomona city directories and U.S. Census Records from the 1920s and 1930s, and also a construction worker in 1959. It is unclear if Roy C. Francis was the actual owner or simply signed the permit as the contractor in

lieu of the owner. The City Directory of Pomona from 1940 states that Mr. Francis owned Roy's Liquor Store on W. 5th Avenue in the 1940s (Ancestry.com 2018e).

Building plans and permits from August 1960 reveal that the Hull House received an additional plate to the existing primary neon sign on the roof of the restaurant building. The 1960 drawings, along with the permit, indicate that the additional plate displayed "Coffee Shop" on the existing sign. The building permit and drawing reveal that the new plate measured 86 inches by 48 inches tall and was bolted to the existing sign and roof. In 1961, the building also received the installation of a wall under the canopy. The permit does not indicate the exact location of the wall, but it is assumed that this was the stone-covered wall near the entrance of the restaurant.

Building permits dated February 13, 1962 reveal that a dining room wing was added to the existing restaurant. The permit does not indicate the exact location of the dining room wing, but it is presumed to be the addition to the eastern end of the building that is apparent on aerial photographs taken between 1959 and 1964. A total of 846 square feet was added to the building for the dining room wing according to the permit. This work was authorized and completed by Roy C. Francis as listed on the permit. This eastern addition in 1962 may account for the different length of the overhang of the roof canopy at the northern façade. Building permits dated May 15, 1962 reveal that the building received an addition of 14 by 34 feet to the rear of the existing restaurant building. Before 1962, W. Mission Boulevard was known as W. 5th Avenue, so building permits prior to 1962 have the building address listed as 888 West 5th Avenue.

The description of work listed on the June 1973 building permit states that the work was to include the relocation of the existing structure on the same lot and construct a new addition to the existing restaurant. This work was done under Mark Warren's ownership of the restaurant building. Mark was one of three children of Clyde and Marcia Warren. Roy C Francis appeared to do most of the carpenter work at the restaurant in the 1950s and 1960s. The architect Amos W. Randall, AIA, was contracted for the work in 1973. Randall was a long-time member of the Pomona Redevelopment Commission. Historical records indicate that Randall was in charge of the renovation of the Phillips Mansion in Pomona.

4.4 Evaluation

Historical and archival research for the former restaurant has successfully resulted in a construction and use history for the building. Archival research specifically for the building utilized building permits, sign permits, and other City records. These records showed the building was permitted for construction in 1957. The building underwent many minor repairs and substantial structural additions in the 1960s and 1970s. Historical research also adequately catalogued the history of Pomona and the surrounding community and civic context, so that the building could be placed within its relevant historical context.

Following is an evaluation of the building using NRHP and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The building at 888 West Mission Boulevard was originally constructed as a local coffee shop built in 1957 and was modified for the use as a diner several times in the following decades. It is associated with the automobile culture of commercial development during the

period of the 1950s and 1960s. It is also associated with the use of neon sign and storefront advertising during that same period for commercial corridors.

The original coffee shop and storefront, including the original neon sign, was constructed within the period of car culture and heavy use of automobile advertising for the commercial industry in southern California. The post-WWII period of construction in Pomona followed this same pattern, attempting to cater to modern and "trendy" popular culture, including car culture. Modifications to the neon sign during that period reflect this trend, making the coffee shop and later, the diner, a visual landmark for car traffic. The building and signage was modified in the 1960s, and eventually became the Mission Family Restaurant in 1971. By the end of the 1960s, the car culture phenomenon was significantly declining with the modernization of roads and freeways throughout California which bypassed commercial corridors. The construction of Interstate 60 in 1964 led to the decline of the commercial corridor along Mission Boulevard.

Though the building maintains an association with the commercial development of automobile culture and neon sign and storefront advertising, neither the original construction nor the remodeled additions or alterations to the building hold any historical significance through association with those contexts. The building itself, or its modifications or alterations, has not made a significant contribution to the history of commercial development, car culture, or advertising and has not made a significant contribution to the broad patterns of history. Merely being associated with those contexts is not enough to contribute in a significant way to those historic contexts. The building must be shown to have been significant within the established contexts in history. This building, including signage and its alterations and modifications, is not significantly associated with historical events and has not made a significant contribution to the broad patterns of history and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: Several individuals have owned and operated businesses in the building through the years, including Melvin Hull and the Warrens. Historical and archival records and focused research on each of the individuals suggest they did not have a direct or significant historical impact or influence in history that is represented through this building. Mr. Hull was an active member of the community of Pomona, contributing to civic and economic organizations and activities in the community. Mr. Hull owned and operated several restaurants within Pomona and was actively involved in many local organizations including taking a leading role with the Pomona Valley Humane Society. Despite having these associations with the City of Pomona, he is not shown to have made a significant or profound contribution to the history of the community. In addition, the building itself does not best represent his productive life. The building served as the Hull House coffee shop before changing to the Mission Family Restaurant and during that period, Mr. Hull owned several other Hull House restaurants. Mr. Hull's productive life with the City is more closely associated with his active participation in the civic events or contributions he made to organizations such as the Pomona Valley Humane Society, more so than the third of four commercial restaurants he owned.

The Warrens, though also relatively active members in the local community, did not make specific contributions significant to the past that would qualify them as providing significant historical value. Many individuals, both historically significant and not, have likely eaten in the building while it was the Hull House coffee shop and/or the Mission Family Restaurant; however, simply eating at a restaurant does not

qualify a building to be significantly associated with the individual's productive life. Therefore, the building, including signage and its alterations and modifications, is not associated with the lives of persons significant in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building at 888 West Mission Boulevard was originally constructed as the Hull House coffee shop in 1957. It was modified, for the same purpose, several times in the 1960s, including additions and alterations to the signage. The building was repurposed as the Mission Family Restaurant in 1971. The building was originally designed with elements of Mid-Century Modern architecture including some elements of the sub-type of Googie style architecture. The Mid-Century Modern elements of the building are the large picture windows across the façade, stone facing, geometric shaped brick wall, and neon signage. The Googie-specific characteristics of the building include the upswept roof with exterior inset lighting and large arrow signage. The original neon lettering along with the words "Coffee Shop" located on the exterior are no longer present and the interior features were not accessible and appear to be no longer present due to fire damage and vandalism. The layout and structure of the original building is not obvious from its current exterior appearance, but can be differentiated upon review of historical records. Additions to the wall canopy, shed, and restaurant additions, and adjustments to the signage were all designed to closely match the original design of the building.

The building is associated with the period of commercial construction that emphasized automobile advertising and contains many characteristics that represent that period of Mid-Century Modern architecture. The building characteristics, however, do not embody the type, period, or method of construction of commercial Googie architecture. In order to embody the distinctive characteristics, the building components must have been conceived with the design style as its primary appearance during the period of significance and contain a cohesive original structure that is distinguishable among other building types as a good representative of that style. This building contains many popular elements of Mid-Century Modern architecture, but is missing a few features that are preeminent in Googie design, such as large eye-capturing structural elements on the roof or disconnected from the building, often made of steel, and futuristic details and starbursts on the exterior of the building or on the signage. The large arrow is an attractive signage feature, but it is a modest example of commercial advertising in this fashion, which is seen throughout a variety of Mid-Century Modern architectural styles.

The layout of the building has changed several times, including additions and alterations that post-date the period of significance of Googie architecture, which was primarily between 1949 and the early 1960s. Additionally, the signage throughout the building is missing its neon components making it more difficult to link to the period of commercial development and advertising. As evidenced in the archival record, the City of Pomona has some, and Los Angeles County has many, more well-preserved examples of Googie style architecture that also contain all of the character-defining features and were fully conceived during the period of significance of that style of architecture, and were constructed by master architects in that design style such as John Lautner or Armet & Davis. Each of the characteristics of the building do work cohesively together to identify the building as Googie style, but the elements do not provide enough distinction to embody the type, period, and method of construction of Googie-style buildings.

Building permit cards indicate that the building was originally designed by architect George Kirby. Archival research indicated that Mr. Kirby is not considered a master architect in any architectural style, design, or building technique. In addition, the majority of the remodels and construction additions for the building were conducted by property owners or local contractors including Roy C. Francis, who is also not considered a master architect, designer, or has any historically significant association with building techniques or practices. It is evident in the archival record that Mr. Kirby originally designed the building to match existing popular commercial architectural styles of the period, and the additions and modifications completed by Mr. Francis were also intended to perpetuate that design style. No unique or creative feature or characteristic that was not already present on other commercial buildings during the period were added to this building.

Overall, the building does contain several character-defining features of Mid-Century Modern architecture, including the sub-type Googie style, and was constructed towards the end of the period of popularity of that style. However, it does not contain a few important elements that clearly distinguish the building as a Googie style from other Mid-Century Modern styles, such as large structural elements or futuristic details on the exterior of the building or signage. The geometric patterned walls, large picture windows, and even neon signage are all prominent features of other Mid-Century Modern architectural styles, namely the artistic styles of Art Deco, Contemporary, and Streamline Modern. The upswept roof is the only prominent feature of this building that distinguishes it as a Googie style. Additions to the wall canopy, shed and restaurant additions, and adjustments to the signage were all designed to match the original appearance of the building, and as such, they give a misleading appearance of age for those portions of the building. The building is a product of the last years of the period of popularity for storefront and neon sign advertising along commercial corridors. Overall, the building does not embody the distinctive characteristics of Googie-style of architecture, nor represent the work of a master, nor poses high artistic values, and its components lack individual distinction among other Mid-Century Modern buildings, including among Googie-style buildings. Therefore, the building, including signage and its alterations and modifications, is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: Archival research potential for the building has been exhausted, and the building's history is documented in the archival record and summarized herein. There is no potential for the building and all of its components to provide additional information that is not already represented in the archival record. Therefore, based on known and available information, the building, including signage and its alterations and modifications, is not eligible under CRHR Criterion 4 or NRHP Criteria D.

Integrity: The site visit revealed that the building is in poor condition and several components of the original building have lost integrity. As mentioned above, the original structure of the building is masked by the additions that were added over the decade following original construction and designed to match. These additions give a misleading appearance to the age of some portions of the building. In addition, recent vandalism and fires have caused substantial damage to the interior elements, as well as to some exterior structural elements such as windows. The neon signage is no longer functional, with much of the original glass tubing missing, and it is unclear if the incandescent bulbs on the arrow are still functional. The building has not been moved and retains integrity of location, and although the building is missing

many original components, including the majority of the interior and the exterior is largely boarded up, it still maintains integrity of materials, and exterior workmanship. However, the building no longer retains integrity of design, setting, and feeling. The building is abandoned and no longer serves any commercial purpose as a coffee shop or restaurant, which was its original design. The setting and feeling of the commercial corridor and car culture has completely disappeared. The building does still retain integrity of association with the signage and exterior architectural elements serving as the last remaining features associating the building with the historical period.

Regardless of integrity, the building is evaluated as not eligible for the NRHP or CRHR.

Historic District Considerations: A records search with the SCCIC shows that the building at 888 West Mission Boulevard is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in Pomona that draw their significance from the commercial, architectural, or storefront and signage developments or the automobile culture of the 1950s and 1960s. The building, including signage and its alterations and modifications, is not considered an element of any existing Historic District.

City of Pomona Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of Pomona's Historic Landmark Designation Criteria, as outlined in the City's Historic Preservation Ordinance, Part III, Section .5809-13(D). The evaluation has been included to help the City determine if the building is an Historical Resource in accordance with CEQA.

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

The building at 888 West Mission Boulevard contains character-defining features that do contribute to the City of Pomona's architectural history. As a commercial building, it was designed during a period of popularity of Mid-Century Modern architecture that led architects to design buildings specifically catering to automobile advertising in commercial structures. During the post-WWII period, Pomona was a growing city and automobile advertising, especially the use of neon signs, was a significant and important part of the City's commercial growth. Additionally, the brief period of popularity of the Googie style of architecture is seen in this building by the upswept roof, which is not a common design element in most commercial buildings from other historical periods. As such, the neon signage and upswept roof are considered special elements that reflect an architectural period of history. Though the signage, upswept roof, and other architectural elements do not embody the historical elements of the period as described in the CRHR evaluation, they do reflect special elements of the City of Pomona's architectural history as is described in the local criteria. Therefore, the building does meet Historic Landmark Designation Criteria 1.

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

The archival record shows that the building is identified with Melvin Hull, Clyde and Marcia Warren, and Roy Francis. Mr. Hull was an active member of the community as described in the historical record section above; however, nothing in the archival record shows that he made a significant contribution to local, state, or national history. Simply being an active member of the community does not translate to being a significant contributor to history. In addition, this building no longer is identified with Mr. Hull, but rather

is most closely identified with the Mission Family Restaurant. The Warrens and Mr. Francis, though also relatively active members in the local community, did not make specific contributions significant to the past that would qualify them as providing significant historical value. Lastly, many individuals, both historically significant and not, have likely eaten at the building while it was the Hull House coffee shop and/or the Mission Family Restaurant; however, simply eating at a restaurant does not qualify a building to be significantly associated with the individual's productive life. Therefore, the building does not meet Historic Landmark Designation Criteria 2.

It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

The building does not meet Historic Landmark Designation Criteria 3, which is similar to CRHR Criterion 3/ NRHP Criterion C (see the evaluation for these criteria above).

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

The building at 888 West Mission Boulevard is not located within an existing or known historic district, nor along a corridor or in a geographically defined area or concentration of buildings that are thematically, either through historical association or architecturally, related. The original route previously identified as 5th Street, including its renaming as Mission Boulevard, were historically relatively heavily used paths of travel through Pomona. The commercial, residential, and industrial zones which abut the roadway, however, vary throughout the length of the roadway, and historically have adjusted with the changes in population, economic development, and growth of the City. The building does not meet Historic Landmark Designation Criteria 4.

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

The building was originally designed by architect George Kirby. Archival research did not identify Mr. Kirby as a master architect in Mid-Century Modern or Googie style of architecture, or of any other architectural styles, periods, or methods of construction. Therefore, Mr. Kirby is not a notable builder, designer, landscape designer, or architect. Roy Francis, responsible for several alterations and additions, is also not a notable builder, designer, landscape designer or architect. Lastly, the interior was not accessible, but appears to be no longer present due to fire damage and vandalism. Therefore, the interior design of Claire Strona and murals by Paul Darrow could not be assessed under this criterion. The building does not meet Historic Landmark Designation Criteria 5.

It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

The building does not have a unique location or singular physical characteristics, nor does it have a view or is located at a vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona. The building does not meet Historic Landmark Designation Criteria 6.

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

The building does not meet Historic Landmark Designation Criteria 7, as discussed in the evaluation using CRHR Criterion 3 / NRHP Criterion C.

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

There are few similar examples of Mid-Century Modern architecture of the Googie sub-type located within the City of Pomona. However, there are numerous examples of this type of architecture within greater Los Angeles County that have the same distinctive character-defining features of that style of architecture. As described in the architectural context above, examples of Googie architectural motif exist with the same features such as the upswept roof, neon signage, stone facing and full-length glass picture windows along the façade. Some of these include McDonald's (now Ama Donuts) in Pomona, Bob's Big Boy Broiler Restaurant located on Firestone Boulevard in Downey, and Mel's Drive-In along Ventura Boulevard in Los Angeles. Each of these buildings contain some similar distinctive features and architectural motif as the building at 888 West Mission Boulevard. The buildings do not match exactly in design, style, features, or function; however, the criteria do not require an exact match, rather only similarities. The building is similar to other distinctive properties, listed above, in architectural motif; therefore, it does meet Historic Landmark Designation Criteria 8.

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 building is associated with commercial development of the 1950s and 1960s as it relates to automobile advertising and economic growth patterns of Pomona during the post-WWII period. However, the building is not closely associated with the actual mode of transportation (which would be reflected in the transportation routes themselves), rather it is a product of the commercial advertising industry catering to motorists who traveled those transportation routes. Additionally, it does not reflect significant geographical patterns, which are more present in the development of the community than the individual restaurant building, nor is it associated with different eras of settlement within Pomona, and as a privately-owned commercial business, it is not a distinctive example of park or community planning. The building does not meet Historic Landmark Designation Criteria 9.

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.

As described in the architectural context section of this report, there remain several Googie-style buildings in quality condition throughout Los Angeles County, California, and the nation. Enough examples that contain an even greater level of association and distinctive characteristics remain in Los Angeles County and California that the building at 888 West Mission Boulevard is not considered to be one of the few remaining examples in the region, state, or nation. Although this study did not include a comprehensive inventory of all buildings within the City of Pomona, the archival record shows that there are very few remaining intact examples of Googie-style buildings present in the City. The archival and historical record

also revealed that many examples of this style of architecture have historically existed within the City, but have either been removed, or so altered so as to no longer have an appearance that represents that historical period. Therefore, this building does remain one of the few examples of Googie-style architecture in the City of Pomona. Therefore, the building does meet Historic Landmark Designation Criteria 10.

5.0 CONCLUSION

ECORP evaluated the building at 888 West Mission Boulevard and found it not eligible for the CRHR or NRHP under any criteria. The building at 888 West Mission Boulevard is not currently listed in a local register of historical resources, as defined in PRC 5020.1(k). The building has been identified in an historical resources survey for the City of Pomona Corridor Specific Plan; however, it was not identified as a significant historical resource, as defined in PRC 5024.1(g). In addition, the building is not eligible for the CRHR and has not been determined by the CEQA lead agency to be a Historical Resource by another method. Therefore, the building is not currently considered a Historical Resource.

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LIST OF ATTACHMENTS

Attachment A – Records Search Letter

Attachment B – Building Photographs

Attachment C – Department of Parks and Recreation (DPR) 523 Form

Attachment D – Historical Building Permits and Records

ATTACHMENT A

Records Search Letter

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

7/17/2018

Records Search File No.: 19167.5173

Robert Cunningham
ECORP Consulting, Inc.
215 N. Fifth Street
Redlands, CA 92374

Re: Record Search Results for the Evaluation of Building at 888 W. Mission Boulevard

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the San Dimas, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☐ shape files ☐ hand-drawn maps ☐ no map

| | |
|--|------|
| Resources within project area: 0 | None |
| Resources listed in the OHP Historic Properties Directory within project area: 0 | None |
| Reports within project area: 0 | None |

Resource Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Report Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☐ enclosed ☐ not requested ☒ nothing listed

Report Copies:

☐ enclosed ☐ not requested ☒ nothing listed

OHP Historic Properties Directory:

☐ enclosed ☐ not requested ☒ nothing listed

Archaeological Determinations of Eligibility:

☐ enclosed ☒ not requested ☐ nothing listed

Los Angeles Historic-Cultural Monuments

☐ enclosed ☒ not requested ☐ nothing listed

Historical Maps:

☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information:

☒ not available at SCCIC

Historical Literature:

☒ not available at SCCIC

GLO and/or Rancho Plat Maps:

☒ not available at SCCIC

Caltrans Bridge Survey:

☒ not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory:

☒ not available at SCCIC; please go to

http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below)

☒ not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the **C**alifornia **H**istorical **R**esources **I**nformation **S**ystem,

For Isabela Kott
GIS Technician/Staff Researcher

Enclosures:

(X) Invoice #19167.5173

ATTACHMENT B

Building Photographs

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 1 of 2

Resource/Project Name: 888 W Mission Blvd Photos Year 2018

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECorp Consulting, Inc.

| Mo. | Day | Time | Exp./Frame | Subject/Description | View Toward | Accession # |
|-----|-----|------|------------|--|-------------|-------------|
| 7 | 19 | | | White Ave showing south and west facades | North | IMG_3213 |
| 7 | 19 | | | South façade – two story modern addition | North | IMG_3214 |
| 7 | 19 | | | West façade – addition, garage/bay, and original structure | East | IMG_3215 |
| 7 | 19 | | | West façade from White Avenue | E/NE | IMG_3216 |
| 7 | 19 | | | Overlapping clapboard siding on western façade | East | IMG_3217 |
| 7 | 19 | | | Roof corner and eaves western façade | East | IMG_3218 |
| 7 | 19 | | | Western façade – “sawtooth” angle windows and walls | East | IMG_3219 |
| 7 | 19 | | | “Coffee Shop” script on western façade | East | IMG_3220 |
| 7 | 19 | | | “Coffee Shop” script on western façade | Detail | IMG_3221 |
| 7 | 19 | | | “Coffee Shop” script on western façade | Detail | IMG_3222 |
| 7 | 19 | | | “Coffee Shop” script on western façade | Detail | IMG_3223 |
| 7 | 19 | | | “Coffee Shop” script on western façade | Detail | IMG_3224 |
| 7 | 19 | | | Northeastern corner and western façade | SE | IMG_3225 |
| 7 | 19 | | | Northern façade | E/SE | IMG_3226 |
| 7 | 19 | | | Detail of windows on western façade | East | IMG_3227 |
| 7 | 19 | | | Detail of windows on western façade | South | IMG_3228 |
| 7 | 19 | | | Detail of windows on western façade | South | IMG_3229 |
| 7 | 19 | | | Northern façade entrance | South | IMG_3230 |
| 7 | 19 | | | Northern façade entrance | South | IMG_3231 |
| 7 | 19 | | | Northern façade NE corner | South | IMG_3232 |
| 7 | 19 | | | Sign above building | West | IMG_3233 |
| 7 | 19 | | | Sign above building | West | IMG_3234 |
| 7 | 19 | | | Sign above building | West | IMG_3235 |
| 7 | 19 | | | Sign above building | West | IMG_3236 |
| 7 | 19 | | | NE corner – Eastern façade | South | IMG_3237 |
| 7 | 19 | | | Sign in parking lot | East | IMG_3238 |
| 7 | 19 | | | Sign in parking lot | East | IMG_3239 |
| 7 | 19 | | | Sign in parking lot | West | IMG_3240 |
| 7 | 19 | | | Sign in parking lot | W/SW | IMG_3241 |
| 7 | 19 | | | Eastern façade, NE corner | West | IMG_3242 |
| 7 | 19 | | | Sign above building | West | IMG_3243 |
| 7 | 19 | | | Eastern façade | West | IMG_3244 |
| 7 | 19 | | | Eastern façade | West | IMG_3245 |
| 7 | 19 | | | Eastern façade | West | IMG_3246 |
| 7 | 19 | | | Eastern façade – rear addition | West | IMG_3247 |
| 7 | 19 | | | NE corner roof and eaves | West | IMG_3248 |
| 7 | 19 | | | Light fixture on eaves near NE corner | South | IMG_3249 |
| 7 | 19 | | | Eaves detail – blurry | South | IMG_3250 |
| 7 | 19 | | | Eaves detail – east façade | South | IMG_3251 |
| 7 | 19 | | | Eaves detail – north façade | West | IMG_3252 |

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 2 of 2

Resource/Project Name: 888 W Mission Blvd Photos Year 2018

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

| Mo. | Day | Time | Exp./Frame | Subject/Description | View Toward | Accession # |
|-----|-----|------|------------|--|-------------|-------------|
| 7 | 19 | | | East facing entrance – north façade | West | IMG_3253 |
| 7 | 19 | | | North facing entrance – north façade | South | IMG_3254 |
| 7 | 19 | | | Fan above east facing entrance – north façade | South | IMG_3255 |
| 7 | 19 | | | Light fixture on eaves above entrance | South | IMG_3256 |
| 7 | 19 | | | Detail – decorating rock cladding - north facade | South | IMG_3257 |
| 7 | 19 | | | Detail – eaves/ fascia – north façade | Detail | IMG_3258 |
| 7 | 19 | | | Detail – eaves/ fascia – NE corner | S/SE | IMG_3259 |
| 7 | 19 | | | North façade from North Side Mission Blvd | SE | IMG_3260 |
| 7 | 19 | | | Sign above building from Mission Blvd | SE | IMG_3261 |
| 7 | 19 | | | Sign above building from Mission Blvd | SE | IMG_3262 |
| 7 | 19 | | | Sign above building from Mission Blvd | SE | IMG_3263 |
| 7 | 19 | | | West façade from west side White Ave | East | IMG_3264 |
| 7 | 19 | | | West façade with bay and addition | East | IMG_3265 |
| 7 | 19 | | | West façade with bay and addition | East | IMG_3266 |
| 7 | 19 | | | South façade from 6 th street | North | IMG_3267 |
| 7 | 19 | | | South façade from 6 th street | North | IMG_3268 |
| 7 | 19 | | | South façade from 6 th street | North | IMG_3269 |
| 7 | 19 | | | South façade from 6 th street | North | IMG_3270 |
| 7 | 19 | | | South façade from 6 th street | North | IMG_3271 |
| 7 | 19 | | | Sign above building from 6 th Street | North | IMG_3272 |
| 7 | 19 | | | Sign above building from 6 th Street | North | IMG_3273 |
| 7 | 19 | | | Dumpster Bin | North | IMG_3274 |
| 7 | 19 | | | Southern façade | North | IMG_3275 |



IMG_3248



IMG_3249



IMG_3250



IMG_3251



IMG_3252



IMG_3253



IMG_3254



IMG_3255



IMG_3256



IMG_3257



IMG_3258



IMG_3259



IMG_3260



IMG_3261



IMG_3262



IMG_3263



IMG_3264



IMG_3265



IMG_3266



IMG_3267



IMG_3268



IMG_3269



IMG_3270



IMG_3271



IMG_3272



IMG_3273



IMG_3274



IMG_3275

































ATTACHMENT C

Department of Parks and Recreation (DPR) 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 20

*Resource Name or #: Building at 888 W Mission Blvd

P1. Other Identifier: Mission Family Restaurant, Hull House

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Dimas **Date:** 1966 rev 1981 **T 1S; R 8W;** Unsectioned portion of San Jose Land Grant; M.D.B.M.

c. Address: 888 W Mission Blvd

City: Pomona

Zip: 91766

d. UTM: Zone: 10; (NAD xx): mE/ mN

e. Other Locational Data: The building is located southeast of the West Mission Blvd and South White Ave intersection within the City of Pomona. The Assessor Parcel Number (APN) associated with the property is 8342-013-020. Elevation: 840 ft

***P3a. Description:** The building at 888 W Mission Blvd is a vacant restaurant building located within the City of Pomona in Los Angeles County. The building was built in 1957 and was first operated as the Hull House Restaurant by 1958 and later became the Mission Family Restaurant in 1971. The building at 888 W. Mission Blvd was designed George Kirby, a local architect, and it resembles the Googie style of Mid-Century Modern architecture. The building remained in use as a diner from 1958 until it closed in 2013. The building is currently vacant. It is a one-story building with a modern two-story storage building attached at the southern façade. The storefront has a brick, stone, large window exterior. The building shares a 0.73-acre parcel with a large parking area.

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

Photograph of western façade.
View southeast. 7/20/2018

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Mission White Capital, LLC.
10537 Santa Monica Blvd #350
Los Angeles, Ca 90025

***P8. Recorded by:**

Jeremy Adams, Megan Webb,
Robert Cunningham
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:** 7/20/2018

***P10. Survey Type:** Property Visit

***P11. Report Citation:** Jeremy Adams, ECORP 2018 *Architectural History Evaluation, Building at 888 W Mission Boulevard, Pomona, Los Angeles County, California*. Report on file at ECORP Consulting, Inc., Rocklin, California

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # Building at 888 W Mission Blvd

B1. Historic Name: Hull House

B2. Common Name: Mission Family Restaurant

B3. Original Use: Restaurant building

B4. Present Use: Vacant building

*B5. **Architectural Style:** Googie style of Mid-Century Modern architecture

*B6. **Construction History:** The building's architecture is influenced by the Googie architectural style. The Googie architecture is evidenced in this building by the slanted roof, large windows facing the streets, and neon signs. The building at 888 W Mission Blvd contains characteristics of the Googie architectural style but it is not a prime example of the style as compared to other existing and currently in use buildings in the Los Angeles area.

The storefront portion of the building is laden with a stone façade and a red/brown painted brick, and contains a flat slanted roof with a slight overhang. Fenestration on the northern and western façades of the building are split between a stone façade, brick, and large single-pane windows. During the property visit, a number of the large front windows have been busted and other windows have been bordered up.

The building at 888 W Mission Blvd contains three separate neon signs: one located above the building on the roof, another in the parking lot, and one attached to the western façade. See Continuation Sheet for Architectural Context.

*B7. **Moved?** ☐No ☐Yes ☒Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: George Kirby

b. Builder: Unknown

*B10. **Significance: Theme:** Car culture, local importance, restaurant **Area:** City of Pomona

Period of Significance: 1957-2013

Property Type: Commercial building/restaurant

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet for Evaluation.

B11. Additional Resource Attributes: None.

*B12. **References:** See ECORP report for references.

B13. Remarks: None.

*B14. **Evaluator:** Jeremy Adams

***Date of Evaluation:** 7/20/2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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Architectural Context

The following summary of the architectural style elements, character-defining features, and brief history of the Googie style of Mid-Century Modern architecture is included for frame of reference and to assist with understanding the architectural style and merit of the building. The information identified during archival research suggests that the architectural style and design of the building, storefront, and sign was a result of the historical influences of commercial development and advertising of its period.

The Mid-Century Modern period of architecture generally references those buildings and structures that were built between the 1930s and 1970 and includes a variety of sub-styles including styles such as Streamline Moderne, International, Googie, and Contemporary to name a few. Mid-Century Modern architecture was popular among local architects with a variety of examples in most major cities in California. In particular, the commercial industry often employed styles from this period in the design and construction of stores, restaurants, and other shopping centers due to the visual appeal. Mid-Century Modern styles emerged prior to World War II but most sub-styles matured during the postwar period, spurred largely by the economic prosperity of the nation which coincided with a construction boom. One of the primary objectives of Mid-Century Modern architectural styles is the appearance of "forward thinking" design. Specific characteristics of buildings constructed during this period include use of new materials and building techniques, integration of indoor and outdoor spaces, and functional floor plans.

The building at 888 W. Mission Boulevard is designed with some elements that represent the Googie style of architecture, which is one of the sub-types from the period of Mid-Century Modern designs. Googie architecture is a Mid-Century Modern style originating in Southern California that became popular in the late 1940s until the mid-1960s. Googie got its name from architect John Lautner, student of Frank Lloyd Wright, who designed a coffee shop in West Hollywood, which was named Googie's in 1949. The Googie's coffee shop was located on the Sunset Strip and was demolished in 1989. Googie's coffee shop had a bold design, specifically using steel, which was a rationed material during the war period and only became readily available for commercial building construction during the postwar period.

The Googie style was popular in postwar California and was used to design motels, diners, coffee shops, and gas stations largely because of the visual draw of the building for its customers. The architectural firm of Armet & Davis embraced and expanded on the Googie style of architecture. The firm is best known for their Googie style coffee shops in the Los Angeles area. The firm was established in 1947 by Louis Armet and Eldon Davis and the firm is accredited with the construction of over 4,000 Googie styled restaurants (The Los Angeles Conservancy 2018). A few good Googie examples by Armet & Davis are represented in Los Angeles chains like Norm's, Pann's, Ship's, Tiny Naylor's, Johnie's coffee shop, and Clock's coffee shop (Kaplan 1987). The firm also designed prototypes for large restaurant chains like Denny's and Bob's Big Boy restaurants (The Los Angeles Conservancy 2018).

Character-defining features of the Googie style include upswept/steep cantilevered roofs, hard angles, geometric shapes, starbursts, dramatic signage, the use of glass, steel, and neon fixtures. The Googie style is characterized largely by Space Age designs such as boomerangs, flying saucers, and bold styles and shapes. The Googie style was also popular among motel architecture, retro gas stations, and car washing stations with eye-catching commercial signage that welcomed motorists. Googie exemplified the collision of car culture and the Jet Age futurism which was popular after World War II. With the major switch to car culture, business owners wanted signs and building designs that caught the eyes of drivers and their passengers. A prime example of the Googie style is represented by McDonald's restaurants

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with golden arches built in the 1950s. The Googie style was developed from the futuristic architecture of Streamline Moderne, which was popular in the 1930s. After the 1960s, the Googie style of architectural became less desirable while modern architecture transitioned away from bold shapes to straight, clean lines. Exaggerated versions of the Googie style of architecture were echoed on *The Jetsons* cartoons, McDonald's arches, Mel's Drive-ins, and within Disneyland's Tomorrowland.

Several buildings throughout Los Angeles County contain elements of Googie style of architecture. Ama Donuts, located on East Mission Boulevard in the City of Pomona, was built in 1954 and later in 1968 it became a McDonald's. The original donut shop was Mid-Century Modern with Googie style elements, including a large arched sign out front, upswept roofline, bright vibrant colors, and fenestration consisting of large picture windows on the façade. Another good example of existing Googie architecture within Los Angeles is the Bob's Big Boy Broiler Restaurant located on Firestone Boulevard in Downey designed by Paul B Clayton. This Big Boy opened in 1958 and has a large 65-foot-long sign which displays the Googie architecture. Fenestration on the Big Boy restaurant also includes large picture windows on the facade, which were common in diners during the period. The restaurant also has stone facing similar to the building at 888 W. Mission Boulevard The Big Boy on Firestone Boulevard has been altered but remains in business as a drive-in and reflects the drive-in culture of the 1950s. Located along Ventura Boulevard in Los Angeles, Mel's Drive-In displays Armet & Davis' example of Mid-Century Modern roadside design. Mel's was built in 1953 and contains dramatic neon signs, space-age elements, open interior layout, slanted roof, and fenestration displaying large picture windows on the facade. These are just a few Googie-inspired examples located within the Los Angeles area that have continuously represented the drive-in culture into modern times (The Los Angeles Conservancy 2018).

Additionally, Los Angeles contains a number of Googie-style carwashes that exemplify the space-age, futuristic feel. Sitting on Ventura Avenue, the simply named 'Car Wash' has been a Googie staple since being completed in 1966, complete with futuristic pillars topped with starbursts, towering angular signage, and overhanging roof (The Los Angeles Conservancy 2018). Similarly, the Five Points Car Wash located on Whittier Avenue and built in 1963 also utilizes large vertical pillars, bright colors, and an angular sign with large print to draw the eyes of passing motorists.

Another example of Armet & Davis Googie designs is Norms on La Cienega Boulevard, a coffee shop with a massive, angular backlit sign that leads the eye down to the hard-angled roof and polygons that adorn the building. A wall of glass envelopes the entirety of the facade of the coffee shop. Famed Las Vegas casino architect, Martin Stern Junior, also designed a Googie-style coffee shop named Chips on La Brea Avenue that opened in 1958.

Site Visit

The building's architecture is influenced by the Googie architectural style. The Googie architecture is evidenced in this building by the upswept/slanted roof, large picture windows, geometric shapes, a variety of exterior finishes, and neon signage. The storefront portion of the building is laden with a stone façade and red/brown painted brick and contains a flat upswept/slanted roof with an overhang. During the property visit, it was observed that a number of the large picture windows across the façade have been broken and other windows have been boarded up.

The primary entrance to the building is located on the northern façade of the storefront facing W. Mission Boulevard. The entrance is set back within the building. Two connected doors with large single-pane glass windows face W. Mission Boulevard and are covered by the slight overhang from the roof. A single-

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pane glass door is located on the opposite wall of the main entrance. The overhang contains exterior inset lighting. The stone façade is displayed surrounding the entrance.

A two-story building addition with rectangular footprint, flat roof, and no overhang is connected to the restaurant portion of the building by the extension to the south. The storage building contains a single wood garage door. The storage area at the southern part of the current building first appears on aerial photographs taken in 1980. The storage area is a two-story structure with an office on the top floor.

Historical images indicate that the building had contained three different neon signs: one located above the building on the roof, another in the parking lot, and one that was once attached to the western façade.

The sign on the roof is a two-dimensional sign that can be read from both sides and seen from the adjacent road. It is a classic neon sign that once fully read "Mission Family" and also had the words "Restaurant" and "Coffee Shop" hanging from the sign below. The neon sign consists of a large straight arrow painted yellow that contains several individual incandescent light bulbs and points to the roof of the building. The sign above the building is two dimensional with the labels facing both the east and west. Today, the sign only reads "Mission Family" as the other plates from the original sign are gone as well as the "Restaurant" plate on the western facing side. The main sign above the building is missing the entire plate which once read "Coffee Shop" and the plate for "Restaurant" is missing from the eastern facing side of the sign during the property visit. The glass tubing for "Mission Family" and the individual incandescent lights bulbs are still present on the arrow on the sign above the building. The paint on the sign above the building has peeled.

The sign within the parking lot is also two dimensional and once read "Food" "Breakfast – Lunch – Dinner" and below it read "Banquets." This sign is positioned on the ground east of the building and can be seen when traveling both directions along W. Mission Boulevard and while entering the parking lot. This sign currently is dilapidated, and the paint is almost completely worn. The word "Banquets" is broken and at a tilt. The glass tubing for the word "Food" on the sign in the parking lot is no longer present on the sign.

Another neon sign with matching script was once located on the western façade of the building facing S. White Avenue. The script painted on the building reads "Coffee Shop" in cursive writing. The sign can only be seen from traffic traveling east on W. Mission Boulevard and traffic on S. White Avenue. The word "Coffee Shop" at the western façade no longer contains the original glass tubing for the neon gas, but the painted cursive script on the building remains.

The main observations from the July 2018 property visit are that the building contained broken and boarded-up windows as well as graffiti. The parcel where the building is located has been fenced in. The building has been vacant since 2013, which is evident in the current condition of the structure. The full extent of the roof line is not slanted and becomes flat about half way on the roof.

The interior of the building at 888 W. Mission Boulevard once contained a retro diner feel and was designed by local resident Claire Strona, according to historical records. The interior contained distinctive lighting fixtures, orange counters with cantilevered swivel seats that are attached to the counter itself for easy cleaning beneath, bold wallpaper, cushioned leather booths, and an open kitchen view. The building at 888 W. Mission Boulevard also contained a designated "Jury Room" where jurors would gather for lunch while serving as jurors in the courthouse located a few blocks to the east of the restaurant. It was noted in a 1958 newspaper article that interior murals were painted by local artist Paul Darrow, who focused his painting on landscapes and abstracts. The interior of the building also displayed tile

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manufactured by the Pomona Tile Company. The title work was designed by Saul Bass and once displayed a decorative "HH" near the entrance for the original Hull House.

During the 2018 property visit, access to the interior of the building was not granted due to a building fire that occurred in March 2018. Photographs of the building interior were provided by J. Golcheh and those recent photographs reveal major damage to the interior. Damage to the building includes an unrecognizable interior finish, holes in the roof, burnt debris, graffiti, and a number of broken windows. The original layout and interior design of the building is unrecognizable and none of the original finishes appear to remain intact.

History of the building at 888 W. Mission Blvd

The following is a summary of the construction, use history of the building, and a history on the families that owned the building during its use. The information comes from a collection of City building permits that were provided by the City of Pomona, and online resources. Ancestry.com was also used as a reference for U.S. Census records (dated 1920 to 1940) and City Directories of Pomona (dated 1938 to 1968) regarding the families associated to the building.

According to aerial photographs taken in 1938 (the earliest aerial photographs available), the one square city block property where the Mission Family Restaurant is currently located was originally used for residential lots. The Assessor's Map shows that the property and surrounding lots is known as the Dorners Subdivision and shows ten lots on the property with an east-west, 20-foot-wide alley way through the center of the parcel. Aerial photographs from 1938 to 1959 confirm the lots and reveal residences on the parcel; over those years the number of residences on the parcel declined. Aerial photographs taken in 1959 are the last aerial images to show residences on the property. By 1964, the property contains the restaurant building and the rest of the property appears paved, as more than 30 parked cars are visible on the property. The building at 888 W. Mission Boulevard is located on lots 3, 4, and 5 of the Dorners Subdivision tract.

The building at 888 W. Mission Boulevard was originally constructed in 1957 and was first operated as the Hull House Restaurant, then later became the Mission Family Restaurant in 1971. The building at 888 W. Mission Boulevard was designed by George Kirby, a local architect, and it resembles the Googie style of Mid-Century Modern architecture. The building remained in use as a diner from 1958 until it closed in 2013. The building is currently vacant. It is a one-story building with a modern two-story storage building attached at the southern façade. The storefront contains brick and stone facing, and large picture windows across the facade. The building and a large parking area are within a 0.73-acre parcel (APN 8342-013-020).

Ownership History

Melvin Ira Hull owned and operated the Hull House Restaurant from 1957 to 1971. Melvin Hull also operated three other restaurants in Pomona: Hull House Pancake and Waffle Shop on Garey Avenue that opened in 1946, Mel's Drive-In on Holt Ave at Palomares that opened in 1951, and another Hull House on Holt Avenue at Palomares in 1963. The Hull House on W. Mission Boulevard, previously known as West 5th Avenue, was the fourth restaurant that Melvin Hull opened in Pomona. The restaurants owned and operated by Melvin Hull employed over 100 people collectively and served the local community.

Melvin Hull was born in 1905 and lived in Oregon prior to moving to Pomona in 1928. U.S. Census Records from 1920 reveal that the Hull family was living in Oregon where Melvin's father, Ira Hull, born in 1875 in Michigan, had a dairy farm (U.S. Census 1920). U.S. Census records from 1930 reveal that

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Melvin Hull worked in entomology at an oil company in Pomona (US Census 1930). The 1930s household contained Melvin Hull and his parents along with his two younger siblings. The Hull household in the 1930s was located at 1401 South Palomares Street in Pomona. The City Directory of Pomona from 1938 lists Melvin Hull as a salesman for the Home Oil Company (Ancestry.com 2018a).

Melvin Hull married his first wife Colleen Watts in 1931. U.S. Census Records from the 1940s reveal that Hull was a distributor for an oil corporation and the household consisted of Melvin Hull and his second wife Virginia Castle Hull (U.S. Census 1940), who passed away in 1965. Hull married this third wife Vivian Voila Knox in 1966. Melvin had two sons and five daughters from the three marriages, and 20 grandchildren and four great grandchildren when he passed away in 1987 in Los Angeles (Progress Bulletin 1987). Mr. Hull participated in many civic activities for the City of Pomona during his lifetime and started the Humane Society in Pomona.

City Directories of Pomona from as early as 1948 reveal that Hull was operating the Hull House restaurant on N. Garey Avenue and city directories from 1934 to 1940 reveal that Hull was a salesman for various oil companies. The City Directory of Pomona from 1956 lists Melvin as operating the Hull House and also Mel's Drive-In (Ancestry.com 2018b). The City Directory of Pomona from 1959 lists Melvin Hull as operating Hull House Enterprises, which included the Hull House on Fifth Ave (the current building at 888 W. Mission Boulevard), Hull House Pancake and Waffle Shop, and Mel's Fast Snack Drive-In (Ancestry.com 2018c). In the early 1960s, Hull built the last Hull House that was located on Palomares Street (Progress Bulletin 1987). The building at 888 W. Mission Boulevard also housed many civic meetings while it operated as a restaurant.

In 1971, the Hull House was sold to the Clyde W. and Marcia A. Warren and became the Mission Family Restaurant. This would mean that the script on the Mission Family Restaurant sign above the building that reads "Mission Family Restaurant" is not original to the building nor the 1958 Hull House restaurant. Evidence of the former Hull House once could be seen in the tile work near the entrance with the "HH" on the wall, but that is no longer present. Clyde Warren was an Army soldier who married Marcia Warren in 1943. After the war the couple opened the Warren's Malt Shop, which was located on West Holt Avenue in Pomona (Ancestry.com 2018d). Clyde Warren was born in 1914 in North Carolina and passed away in 1999. Marcia was born in 1923 and spent her life in the Pomona area before passing in 2011. Clyde and Marcia had three children together.

Building History

A 1958 newspaper article documenting the grand opening of the Hull House states that the restaurant is of modern construction with full-width front windows, a self-service patio, air conditioning, distinctive lighting fixtures, seating capacity for 156 people, parking for 85 vehicles, interior decorated by Claire Strona, and murals by Paul Darrow. The March 28, 1958 article states that the coffee shop at the location opened on February 16 prior to the opening of the restaurant (Progress Bulletin 1958).

Building permits dated from 1960 to 1973 reveal multiple additions to the building at 888 W. Mission Boulevard during its operation. In April 1961, the restaurant had been open for three years and a two-story addition to the existing storage shed was completed. This addition added a second story of 432 square feet plus a stairway to the restaurant storage shed. According to the permit, Roy C. Francis was the owner of the restaurant and he completed the work himself as he was a carpenter, according to Pomona city directories and U.S. Census Records from the 1920s and 1930s, and also a construction worker in 1959. It is unclear if Roy C. Francis was the actual owner or simply signed the permit as the

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contractor in lieu of the owner. The City Directory of Pomona from 1940 states that Mr. Francis owned Roy's Liquor Store on W. 5th Avenue in the 1940s (Ancestry.com 2018e).

Building plans and permits from August 1960 reveal that the Hull House received an additional plate to the existing primary neon sign on the roof of the restaurant building. The 1960 drawings, along with the permit, indicate that the additional plate displayed "Coffee Shop" on the existing sign. The building permit and drawing reveal that the new plate measured 86 inches by 48 inches tall and was bolted to the existing sign and roof. In 1961, the building also received the installation of a wall under the canopy. The permit does not indicate the exact location of the wall, but it is assumed that this was the stone-covered wall near the entrance of the restaurant.

Building permits dated February 13, 1962 reveal that a dining room wing was added to the existing restaurant. The permit does not indicate the exact location of the dining room wing, but it is presumed to be the addition to the eastern end of the building that is apparent on aerial photographs taken between 1959 and 1964. A total of 846 square feet was added to the building for the dining room wing according to the permit. This work was authorized and completed by Roy C. Francis as listed on the permit. This eastern addition in 1962 may account for the different length of the overhang of the roof canopy at the northern façade. Building permits dated May 15, 1962 reveal that the building received an addition of 14 by 34 feet to the rear of the existing restaurant building. Before 1962, W. Mission Boulevard was known as W. 5th Avenue, so building permits prior to 1962 have the building address listed as 888 W. 5th Avenue.

The description of work listed on the June 1973 building permit states that the work was to include the relocation of the existing structure on the same lot and construct a new addition to the existing restaurant. This work was done under Mark Warren's ownership of the restaurant building. Mark was one of three children of Clyde and Marcia Warren. Roy C Francis appeared to do most of the carpenter work at the restaurant in the 1950s and 1960s. The architect Amos W. Randall, AIA, was contracted for the work in 1973. Randall was a long-time member of the Pomona Redevelopment Commission. Historical records indicate that Randall was in charge of the renovation of the Phillips Mansion in Pomona.

Evaluation

Historical and archival research for the former restaurant has successfully resulted in a construction and use history for the building. Archival research specifically for the building utilized building permits, sign permits, and other City records. These records showed the building was permitted for construction in 1957. The building underwent many minor repairs and substantial structural additions in the 1960s and 1970s. Historical research also adequately catalogued the history of Pomona and the surrounding community and civic context, so that the building could be placed within its relevant historical context.

Following is an evaluation of the building using NRHP and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The building at 888 W. Mission Boulevard was originally constructed as a local coffee shop built in 1957 and was modified for the use as a diner several times in the following decades. It is associated with the automobile culture of commercial development during the period of the 1950s and 1960s. It is also associated with the use of neon sign and storefront advertising during that same period for commercial corridors.

The original coffee shop and storefront, including the original neon sign, was constructed within the period of car culture and heavy use of automobile advertising for the commercial industry in southern California. The post-WWII period of construction in Pomona followed this same pattern, attempting to cater to

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modern and “trendy” popular culture, including car culture. Modifications to the neon sign during that period reflect this trend, making the coffee shop and later, the diner, a visual landmark for car traffic. The building and signage was modified in the 1960s, and eventually became the Mission Family Restaurant in 1971. By the end of the 1960s, the car culture phenomenon was significantly declining with the modernization of roads and freeways throughout California which bypassed commercial corridors. The construction of Interstate 60 in 1964 led to the decline of the commercial corridor along Mission Boulevard.

Though the building maintains an association with the commercial development of automobile culture and neon sign and storefront advertising, neither the original construction nor the remodeled additions or alterations to the building hold any historical significance through association with those contexts. The building itself, or its modifications or alterations, has not made a significant contribution to the history of commercial development, car culture, or advertising and has not made a significant contribution to the broad patterns of history. Merely being associated with those contexts is not enough to contribute in a significant way to those historic contexts. The building must be shown to have been significant within the established contexts in history. This building, including signage and its alterations and modifications, is not significantly associated with historical events and has not made a significant contribution to the broad patterns of history and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: Several individuals have owned and operated businesses in the building through the years, including Melvin Hull and the Warrens. Historical and archival records and focused research on each of the individuals suggest they did not have a direct or significant historical impact or influence in history that is represented through this building. Mr. Hull was an active member of the community of Pomona, contributing to civic and economic organizations and activities in the community. Mr. Hull owned and operated several restaurants within Pomona and was actively involved in many local organizations including taking a leading role with the Pomona Valley Humane Society. Despite having these associations with the City of Pomona, he is not shown to have made a significant or profound contribution to the history of the community. In addition, the building itself does not best represent his productive life. The building served as the Hull House coffee shop before changing to the Mission Family Restaurant and during that period, Mr. Hull owned several other Hull House restaurants. Mr. Hull’s productive life with the City is more closely associated with his active participation in the civic events or contributions he made to organizations such as the Pomona Valley Humane Society, more so than the third of four commercial restaurants he owned.

The Warrens, though also relatively active members in the local community, did not make specific contributions significant to the past that would qualify them as providing significant historical value. Many individuals, both historically significant and not, have likely eaten in the building while it was the Hull House coffee shop and/or the Mission Family Restaurant; however, simply eating at a restaurant does not qualify a building to be significantly associated with the individual’s productive life. Therefore, the building, including signage and its alterations and modifications, is not associated with the lives of persons significant in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building at 888 W. Mission Boulevard was originally constructed as the Hull House coffee shop in 1957. It was modified, for the same purpose, several times in the 1960s, including additions and alterations to the signage. The building was repurposed as the Mission Family Restaurant in 1971. The building was originally designed with elements of Mid-Century Modern architecture including some elements of the sub-type of Googie style architecture. The Mid-Century Modern elements of the building are the large picture windows across the façade, stone facing,

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geometric shaped brick wall, and neon signage. The Googie-specific characteristics of the building include the upswept roof with exterior inset lighting and large arrow signage. The original neon lettering along with the words "Coffee Shop" located on the exterior are no longer present and the interior features were not accessible and appear to be no longer present due to fire damage and vandalism. The layout and structure of the original building is not obvious from its current exterior appearance, but can be differentiated upon review of historical records. Additions to the wall canopy, shed, and restaurant additions, and adjustments to the signage were all designed to closely match the original design of the building.

The building is associated with the period of commercial construction that emphasized automobile advertising and contains many characteristics that represent that period of Mid-Century Modern architecture. The building characteristics, however, do not embody the type, period, or method of construction of commercial Googie architecture. In order to embody the distinctive characteristics, the building components must have been conceived with the design style as its primary appearance during the period of significance and contain a cohesive original structure that is distinguishable among other building types as a good representative of that style. This building contains many popular elements of Mid-Century Modern architecture, but is missing a few features that are preeminent in Googie design, such as large eye-capturing structural elements on the roof or disconnected from the building, often made of steel, and futuristic details and starbursts on the exterior of the building or on the signage. The large arrow is an attractive signage feature, but it is a modest example of commercial advertising in this fashion, which is seen throughout a variety of Mid-Century Modern architectural styles.

The layout of the building has changed several times, including additions and alterations that post-date the period of significance of Googie architecture, which was primarily between 1949 and the early 1960s. Additionally, the signage throughout the building is missing its neon components making it more difficult to link to the period of commercial development and advertising. As evidenced in the archival record, the City of Pomona has some, and Los Angeles County has many, more well-preserved examples of Googie style architecture that also contain all of the character-defining features and were fully conceived during the period of significance of that style of architecture, and were constructed by master architects in that design style such as John Lautner or Armet & Davis. Each of the characteristics of the building do work cohesively together to identify the building as Googie style, but the elements do not provide enough distinction to embody the type, period, and method of construction of Googie-style buildings.

Building permit cards indicate that the building was originally designed by architect George Kirby. Archival research indicated that Mr. Kirby is not considered a master architect in any architectural style, design, or building technique. In addition, the majority of the remodels and construction additions for the building were conducted by property owners or local contractors including Roy C. Francis, who is also not considered a master architect, designer, or has any historically significant association with building techniques or practices. It is evident in the archival record that Mr. Kirby originally designed the building to match existing popular commercial architectural styles of the period, and the additions and modifications completed by Mr. Francis were also intended to perpetuate that design style. No unique or creative feature or characteristic that was not already present on other commercial buildings during the period were added to this building.

Overall, the building does contain several character-defining features of Mid-Century Modern architecture, including the sub-type Googie style, and was constructed towards the end of the period of popularity of that style. However, it does not contain a few important elements that clearly distinguish the building as a Googie style from other Mid-Century Modern styles, such as large structural elements or futuristic details

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

☒ Continuation

☐ Update

on the exterior of the building or signage. The geometric patterned walls, large picture windows, and even neon signage are all prominent features of other Mid-Century Modern architectural styles, namely the artistic styles of Art Deco, Contemporary, and Streamline Modern. The upswept roof is the only prominent feature of this building that distinguishes it as a Googie style. Additions to the wall canopy, shed and restaurant additions, and adjustments to the signage were all designed to match the original appearance of the building, and as such, they give a misleading appearance of age for those portions of the building. The building is a product of the last years of the period of popularity for storefront and neon sign advertising along commercial corridors. Overall, the building does not embody the distinctive characteristics of Googie-style of architecture, nor represent the work of a master, nor poses high artistic values, and its components lack individual distinction among other Mid-Century Modern buildings, including among Googie-style buildings. Therefore, the building, including signage and its alterations and modifications, is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: Archival research potential for the building has been exhausted, and the building's history is documented in the archival record and summarized herein. There is no potential for the building and all of its components to provide additional information that is not already represented in the archival record. Therefore, based on known and available information, the building, including signage and its alterations and modifications, is not eligible under CRHR Criterion 4 or NRHP Criteria D.

Integrity: The site visit revealed that the building is in poor condition and several components of the original building have lost integrity. As mentioned above, the original structure of the building is masked by the additions that were added over the decade following original construction and designed to match. These additions give a misleading appearance to the age of some portions of the building. In addition, recent vandalism and fires have caused substantial damage to the interior elements, as well as to some exterior structural elements such as windows. The neon signage is no longer functional, with much of the original glass tubing missing, and it is unclear if the incandescent bulbs on the arrow are still functional. The building has not been moved and retains integrity of location, and although the building is missing many original components, including the majority of the interior and the exterior is largely boarded up, it still maintains integrity of materials, and exterior workmanship. However, the building no longer retains integrity of design, setting, and feeling. The building is abandoned and no longer serves any commercial purpose as a coffee shop or restaurant, which was its original design. The setting and feeling of the commercial corridor and car culture has completely disappeared. The building does still retain integrity of association with the signage and exterior architectural elements serving as the last remaining features associating the building with the historical period.

Regardless of integrity, the building is evaluated as not eligible for the NRHP or CRHR.

Historic District Considerations: A records search with the SCCIC shows that the building at 888 W. Mission Boulevard is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in Pomona that draw their significance from the commercial, architectural, or storefront and signage developments or the automobile culture of the 1950s and 1960s. The building, including signage and its alterations and modifications, is not considered an element of any existing Historic District.

City of Pomona Historic Landmark Designation Criteria

The following is an evaluation of the building against the City of Pomona's Historic Landmark Designation Criteria, as outlined in the City's Historic Preservation Ordinance, Part III, Section .5809-13(D). The

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

☒ Continuation

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evaluation has been included to help the City determine if the building is an Historical Resource in accordance with CEQA.

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

The building at 888 W. Mission Boulevard contains character-defining features that do contribute to the City of Pomona's architectural history. As a commercial building, it was designed during a period of popularity of Mid-Century Modern architecture that led architects to design buildings specifically catering to automobile advertising in commercial structures. During the post-WWII period, Pomona was a growing city and automobile advertising, especially the use of neon signs, was a significant and important part of the City's commercial growth. Additionally, the brief period of popularity of the Googie style of architecture is seen in this building by the upswept roof, which is not a common design element in most commercial buildings from other historical periods. As such, the neon signage and upswept roof are considered special elements that reflect an architectural period of history. Though the signage, upswept roof, and other architectural elements do not embody the historical elements of the period as described in the CRHR evaluation, they do reflect special elements of the City of Pomona's architectural history as is described in the local criteria. Therefore, the building does meet Historic Landmark Designation Criteria 1.

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

The archival record shows that the building is identified with Melvin Hull, Clyde and Marcia Warren, and Roy Francis. Mr. Hull was an active member of the community as described in the historical record section above; however, nothing in the archival record shows that he made a significant contribution to local, state, or national history. Simply being an active member of the community does not translate to being a significant contributor to history. In addition, this building no longer is identified with Mr. Hull, but rather is most closely identified with the Mission Family Restaurant. The Warrens and Mr. Francis, though also relatively active members in the local community, did not make specific contributions significant to the past that would qualify them as providing significant historical value. Lastly, many individuals, both historically significant and not, have likely eaten at the building while it was the Hull House coffee shop and/or the Mission Family Restaurant; however, simply eating at a restaurant does not qualify a building to be significantly associated with the individual's productive life. Therefore, the building does not meet Historic Landmark Designation Criteria 2.

It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

The building does not meet Historic Landmark Designation Criteria 3, which is similar to CRHR Criterion 3 / NRHP Criterion C (see the evaluation for these criteria above).

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

The building at 888 W. Mission Boulevard is not located within an existing or known historic district, nor along a corridor or in a geographically defined area or concentration of buildings that are thematically, either through historical association or architecturally, related. The original route previously identified as 5th Street, including its renaming as Mission Boulevard, were historically relatively heavily used paths of travel through Pomona. The commercial, residential, and industrial zones which abut the roadway, however, vary throughout the length of the roadway, and historically have adjusted with the changes in

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

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population, economic development, and growth of the City. The building does not meet Historic Landmark Designation Criteria 4.

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

The building was originally designed by architect George Kirby. Archival research did not identify Mr. Kirby as a master architect in Mid-Century Modern or Googie style of architecture, or of any other architectural styles, periods, or methods of construction. Therefore, Mr. Kirby is not a notable builder, designer, landscape designer, or architect. Roy Francis, responsible for several alterations and additions, is also not a notable builder, designer, landscape designer or architect. Lastly, the interior was not accessible, but appears to be no longer present due to fire damage and vandalism. Therefore, the interior design of Claire Strona and murals by Paul Darrow could not be assessed under this criterion. The building does not meet Historic Landmark Designation Criteria 5.

It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

The building does not have a unique location or singular physical characteristics, nor does it have a view or is located at a vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona. The building does not meet Historic Landmark Designation Criteria 6.

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

The building does not meet Historic Landmark Designation Criteria 7, as discussed in the evaluation using CRHR Criterion 3 / NRHP Criterion C.

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

There are few similar examples of Mid-Century Modern architecture of the Googie sub-type located within the City of Pomona. However, there are numerous examples of this type of architecture within greater Los Angeles County that have the same distinctive character-defining features of that style of architecture. As described in the architectural context above, examples of Googie architectural motif exist with the same features such as the upswept roof, neon signage, stone facing and full-length glass picture windows along the façade. Some of these include Ama Donuts (now McDonald's) in Pomona, Bob's Big Boy Broiler Restaurant located on Firestone Boulevard in Downey, and Mel's Drive-In along Ventura Boulevard in Los Angeles. Each of these buildings contain some similar distinctive features and architectural motif as the building at 888 W. Mission Boulevard. The buildings do not match exactly in design, style, features, or function; however, the criteria do not require an exact match, rather only similarities. The building is similar to other distinctive properties, listed above, in architectural motif; therefore, it does meet Historic Landmark Designation Criteria 8.

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 building is associated with commercial development of the 1950s and 1960s as it relates to automobile advertising and economic growth patterns of Pomona during the post-WWII period. However, the building is not closely associated with the actual mode of transportation (which would be reflected in the transportation routes themselves), rather it is a product of the commercial advertising industry catering to motorists who traveled those transportation routes. Additionally, it does not reflect significant

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

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☐ Update

geographical patterns, which are more present in the development of the community than the individual restaurant building, nor is it associated with different eras of settlement within Pomona, and as a privately-owned commercial business, it is not a distinctive example of park or community planning. The building does not meet Historic Landmark Designation Criteria 9.

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.

As described in the architectural context section of this report, there remain several Googie-style buildings in quality condition throughout Los Angeles County, California, and the nation. Enough examples that contain an even greater level of association and distinctive characteristics remain in Los Angeles County and California that the building at 888 W. Mission Boulevard is not considered to be one of the few remaining examples in the region, state, or nation. Although this study did not include a comprehensive inventory of all buildings within the City of Pomona, the archival record shows that there are very few remaining intact examples of Googie-style buildings present in the City. The archival and historical record also revealed that many examples of this style of architecture have historically existed within the City, but have either been removed, or so altered so as to no longer have an appearance that represents that historical period. Therefore, this building does remain one of the few examples of Googie-style architecture in the City of Pomona. Therefore, the building does meet Historic Landmark Designation Criteria 10.



Western façade of building. Sawtooth angled windows and Coffee Shop script on wall.



Sign within parking lot

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

☒ Continuation

☐ Update



Mission Family Restaurant sign located above building



Mission Family Restaurant sign



Mission Family Restaurant sign and slanted roof line



Slanted roof and entrance at restaurant building

CONTINUATION SHEET

Page 18 of 20

*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

☒ Continuation

☐ Update



Southern façade of the restaurant building. Modern two-story addition



Northern façade of the restaurant building

CONTINUATION SHEET

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*Resource Name or # 888 W Mission Blvd

*Recorded by: J. Adams

*Date: 7/20/2018

☒ Continuation

☐ Update



Past photograph of the retro interior. Date unknown



Current state of interior after building fire March 2018

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

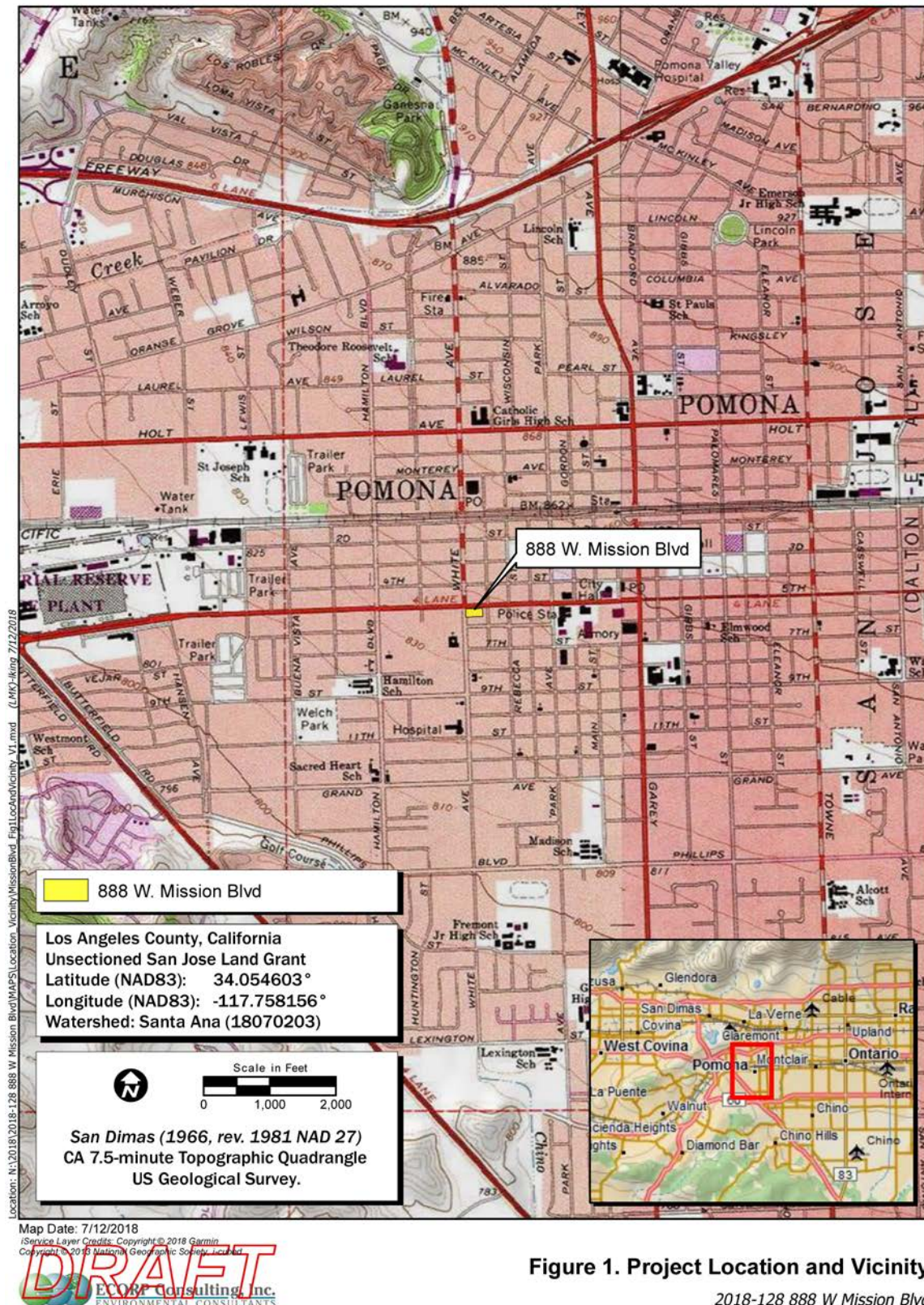
Page 20 of 20

*Resource Name or # Building at 888 W Mission Blvd

*Map Name: San Dimas, California

*Scale: 1:24,000

*Date of Map: 1966 rev. 1981



ATTACHMENT D

Historical Building Permits and Records







BUILDING PERMITS – CITY OF POMONA

Dated June 15, 1959

Dated August 22, 1960

Dated April 10, 1961

Dated February 13, 1962

Dated May 15, 1962

Dated June 29, 1973

FILE COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

JOB ADDRESS 888 W 5th Ave.
OWNER Roy C. Francis TEL. NO. _____
MAIL ADDRESS 3663 Riverside CITY Pomona
CONTRACTOR OWNER TEL. NO. 83640
MAIL ADDRESS _____ CITY _____
STATE LICENSE NO. _____ CITY TAX NO. _____
ARCHITECT OR ENG. _____ TEL. NO. _____
ADDRESS _____ CITY _____

PROPERTY LEGAL DESCRIPTION

LOT NO. 3445 BLK. _____ TRACT Dorner
'Hull House' Sub.

DESCRIPTION OF BLDG. USE AND WORK

USE OF BLDG. Restroom

NEW ☒ ADD ☒ ALTER ☐ REPAIR ☐ DEMOLISH ☐
SQ. FT. SIZE 6057 NO. OF ROOMS _____ NO. OF STORIES _____ NO. OF FAMILIES _____
Install Wall under canopy

\$ 200.00
VALUATION

P.F. \$ 300
P. C. \$ _____
TOTAL \$ 300

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California.

SIGNATURE OF PERMITTEE _____

| | | | |
|----------------|------------|----------|-----------|
| TYPE OF CONST. | OCC. GROUP | USE ZONE | FIRE ZONE |
| | | | |

ENGINEERING REQUIREMENTS

INSPECTION RECORD

APPROVALS

| | DATE | INSPECTOR'S SIG. |
|--|---------------|------------------|
| FOUNDATION: LOCATION, FORMS, MATERIALS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS | | |
| FURNACE: LOCATION, GAS VENT, DUCTS | | |
| LATH, INT. | | |
| LATH, EXT. | | |
| HOUSE NUMBER CORRECT AND POSTED | | |
| FINAL | <u>2-8-61</u> | <u>B. J. ...</u> |

DEPT. OF BLDG. & SAFETY

VALIDATION

y E.L. ☒ CK. ☐ M.O. ☐ CASH

No. 3343

This is a Building Permit When Properly Filled Out, Signed and Validated.

6/16/59

INSPECTION RECORD COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA435 West Fifth Avenue
Phone NAional 9-3071

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

Please Press Firmly for Carbon Copies

| | | | |
|-------------------|-------------------|----------------|--------|
| Job Address | 888 W. 5th Ave | | |
| Owner | HOLL HOUSE | Tel. No. | 91688 |
| Mailing Address | SAME | City | POMONA |
| Contractor | POMONA VALLEY ADD | Tel. No. | 21512 |
| Mailing Address | 211 No. LOCUST | City | POMONA |
| State License No. | 132274 | City (License) | |
| Architect or Eng. | | Tel. No. | |
| Address | | City | |

PROPERTY LEGAL DESCRIPTION

| | | |
|---------|------|-------|
| Lot No. | Blk. | Tract |
| | | |

DESCRIPTION OF WORK AND BLDG. USE

| | | | |
|----------------------|---|-----------------|----------------|
| Type of Const. | Occ. Group | Use Zone | Fire Zone |
| Description of Work: | ADD TO EXISTING SIGN - NEON | | |
| | E 461960 | | |
| New | Add <input checked="" type="checkbox"/> | Alter | Repair |
| Sq. Ft. Size | 32 4'x8' | No. of Rooms | No. of Stories |
| | | No. of Families | |

VALUATION \$ 200

PLAN CHECK NO.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

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

- (1) A certificate of consent to self-insurance by the Director of Industrial Relations; or
- (2) A certificate of workman's compensation insurance issued by an admitted insurer; or
- (3) An exact copy of duplicate thereof certified by the director or the insurer.

Signature of Permittee *Donald E. Johnson*

ENGINEERING REQUIREMENTS AND INSPECTION RECORD

48" x 86" D.F. NEON +
PLASTIC SIGN - BOLT TO
EXISTING SIGN + TO
ROOF

All work to be inspected and approved before pouring concrete or concealing and before occupancy.

APPROVALS

| | DATE | INSPECTOR'S SIG. |
|---|--------|-------------------|
| FOUNDATION: YARDS, TRENCHES, FORMS | | |
| FOOTING STEEL | | |
| WALL STEEL | | |
| BOND BEAM: STEEL BOLTS, ANCHORS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS, FLASHING MATERIALS | | |
| ROOF SHEATHING COVERING | | |
| STRUCTURAL STEEL | | |
| DRY WALL | | |
| LATH, INT. | | |
| LATH, EXT. | | |
| SWIMMING POOLS, YARDS, STEEL | | |
| OTHER | | |
| FINAL | 2-8-61 | B. J. [Signature] |

VALIDATION

AUG-22-60 10483 25 • 6057 B — DP 3.0
Date Serial No. Receipt No. Symbol Amount

This is a Building Permit When Properly Filled Out, Signed and Validated.

EXISTING SIGN

CITY OF POMONA

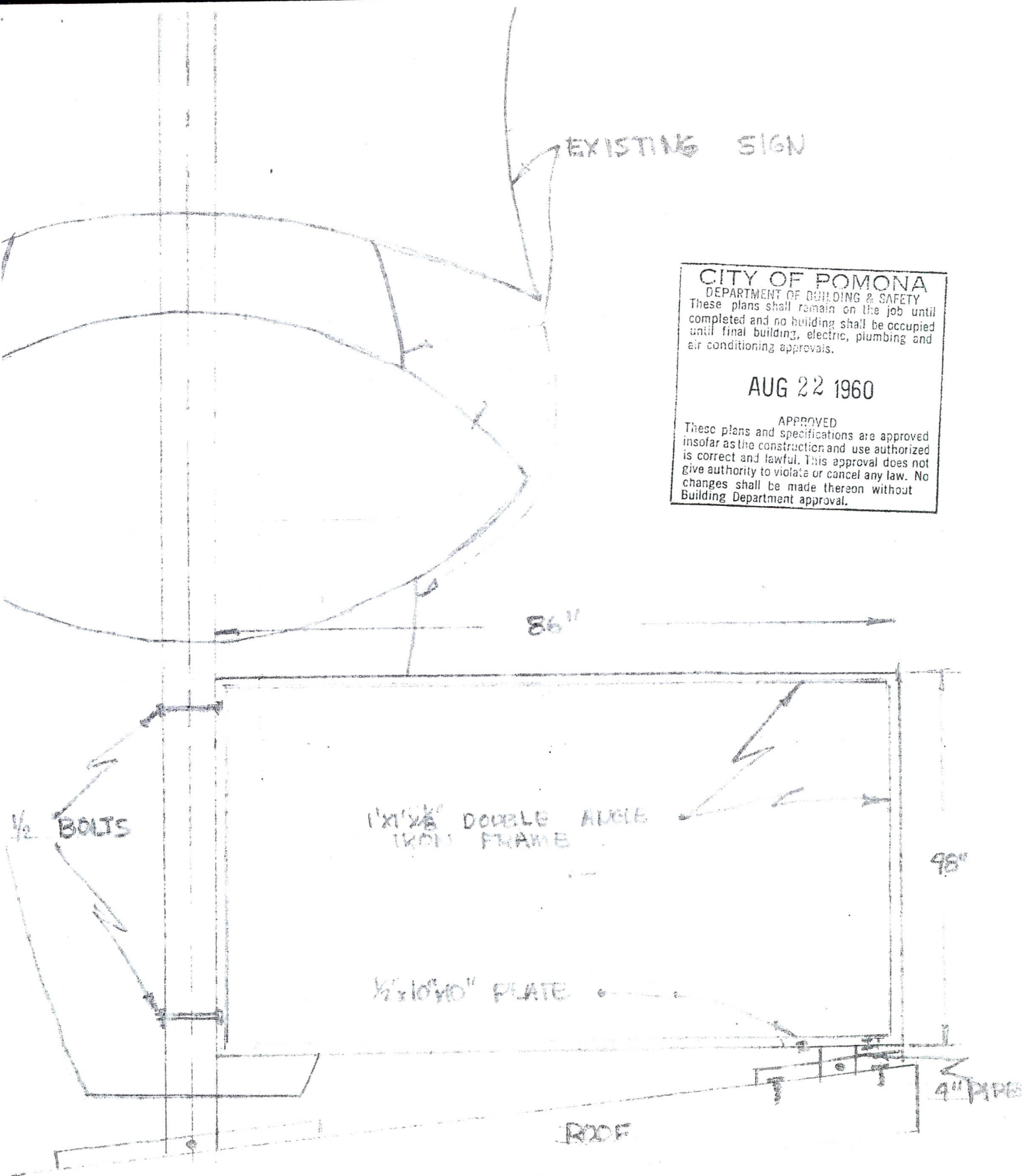
DEPARTMENT OF BUILDING & SAFETY

These plans shall remain on the job until completed and no building shall be occupied until final building, electric, plumbing and air conditioning approvals.

AUG 22 1960

APPROVED

These plans and specifications are approved insofar as the construction and use authorized is correct and lawful. This approval does not give authority to violate or cancel any law. No changes shall be made thereon without Building Department approval.



Pin 3 bar (over)

2-2x12
27'10" = 24" C.C.

← 3/4" T. P on all outside walls on inside

old

1/2" x 10" Bot 64" D.C.

4" or 5" neetings

2x12 = 16" C.C. Span 17'-2"

2-13' beams in line over post.

2x4 P. at 4' C.C.

19" x 12" 24" in C.C.

3 3/4"

16" 116"

4-5' 3" 10' 0" 0" 0"

1. Blows Equid. at 2' intervals

in 2A boards FROM WALL

2. EXT. WALLS TO BE 1" 10" FIRE RESIST. CONCR.

Dept. Check
Eng. ☐ Fire ☐
Plan. ☐ Water ☐
Health ☐

DEPARTMENT OF BUILDING AND SAFETY
435 West Fifth Avenue
Phone National 9-3071
CITY OF POMONA

OFFICE PLAN COPY

450

PLAN CHECKING INFORMATION AND RECEIPT

INSTRUCTIONS TO APPLICANT: Please complete with all necessary information and submit with plans and application for Building Permit. Type or use indelible pencil or ball point pen. PRESS FIRMLY.

- Job Address 888 W. 5th Ave Date 7/10/61
- List exact use of all parts of each building, proposed and existing add 2nd story to exist storage shed
- Floor Area 432 Existing 432 + 0 New 0 Addition 0 Basement 0 4. Valuation 1375.00
- No. Stories 2 6. Use Zone C-4 7. Fire Zone 2 8. Addition, Alter. ADD
- Type of Construction
Design: I, II, III-lhr., III-HT, III-N, IV-lhr., IV-N V-lhr., V-N, Sprinklered
circle appropriate type

10. Two sets of plans submitted including:

- Plot Plan
- Floor Plan
- Foundation Plan
- Soil Investigation
- Ceiling and Roof Framing Plan
- Complete Architectural and Structural Plans and Details
- Electrical, Plumbing, Heating and Air Conditioning Plans
- Specifications 1. Separate 2. Incorporated in Plans
- Sprinkler Plans, three sets—Indicate portion of building sprinklered
- Signature of Engineer and Architect on Plans and Calculations when Required by State Law or Building Code.

Information Furnished By: Ray C. Edwards
Signature - Title

VALIDATION

| Date | Serial No. | Receipt No. | Symbol | Amount |
|------|------------|-------------|--------|--------|
|------|------------|-------------|--------|--------|

WHEN VALIDATED THIS IS A RECEIPT FOR PLAN CHECK FEE FOR THE AMOUNT SHOWN

INSPECTION RECORD COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA

435 West Fifth Avenue
Phone NAional 9-3071

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN
Please Press Firmly for Carbon Copies

| | |
|-------------------|------------------------------|
| Job Address | 866 West K th Ave |
| Owner | Paul Francis |
| Mailing Address | 3663 Riverside |
| Contractor | Self |
| Mailing Address | same |
| State License No. | |
| Architect or Eng. | |
| Address | |

PROPERTY LEGAL DESCRIPTION

Lot No. Blk. Tract

DESCRIPTION OF WORK AND BLDG. USE

| | | | |
|--|--------------|----------------|-----------------|
| Type of Const. | Occ. Group | Use Zone | Fire Zone |
| Description of Work: Add second story to Ex Bldg | | | |
| New | Add | Alter | Repair |
| Sq. Ft. Size | No. of Rooms | No. of Stories | No. of Families |

VALUATION \$ 1575

PLAN CHECK NO.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

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

- (1) A certificate of consent to self-insurance by the Director of Industrial Relations; or
- (2) A certificate of workman's compensation insurance issued by an admitted insurer; or
- (3) An exact copy of duplicate thereof certified by the director or the insurer.

Signature of

Permittee

Paul Francis

ENGINEERING REQUIREMENTS AND INSPECTION RECORD

Est. Cell 5-16-61 E.H.H.

All work to be inspected and approved before placing concrete or concealing and before occupancy.

APPROVALS

| | DATE | INSPECTOR'S SIG. |
|---|---------|------------------|
| FOUNDATION: YARDS, TRENCHES, FORMS | 4-19-61 | E.H.H. |
| FOOTING STEEL | | |
| WALL STEEL | | |
| BOND BEAM: STEEL BOLTS, ANCHORS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS, FLASHING MATERIALS | | |
| ROOF SHEATHING COVERING | 5-9-61 | E.H.H. |
| STRUCTURAL STEEL | | |
| DRY WALL | | |
| LATH, INT. | | |
| LATH, EXT. | | |
| SWIMMING POOLS, YARDS, STEEL | | |
| OTHER | | |
| FINAL | 7-17-61 | E.H.H. |

VALIDATION

APR-10-61

17128

85

7258

B -- CP

9.0

Date

Serial No.

Receipt No.

Symbol

Amount

This is a Building Permit When Properly Filled Out, Signed and Validated.

PL

2' x 10" = 2' centers
Blocking over part of 18"

2' x 10" = 2' centers

16" ON CENTER

16" ON CENTER

16" ON CENTER

REF VENTILATOR

Blocking

18" x 7"

14" x 6" FTG
12" DEEP
6" 3" PIPE COL

16" ON CENTER

16"

Staircase 2 x 12

11 Tread 2 x 12

11 Riser 1 x 6

2 x 4 STOPS
16" OC

16" ON CENTER

2 x 4

16" ON CENTER

2 x 12

16" ON CENTER

1/2 x 10 Bldg L' 16" 3E

16" ON CENTER

INSPECTION RECORD COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA

435 West Fifth Avenue
Phone NAional 9-3071

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN
Please Press Firmly for Carbon Copies

Building Address 888 W. 5TH ST
Owner ROY C FRANCIS Tel. No. NA 83640
Mailing Address 3003 RIVERSIDE DR. City POMONA
Contractor SELF Tel. No.
Mailing Address City
State City (License)
License No. Tax No.
Architect Tel. No.
or Eng. City
Address

PROPERTY LEGAL DESCRIPTION

Lot No. Blk. Tract

DESCRIPTION OF WORK AND BLDG. USE

Type of Const. V-N Occ. Group B3 Use Zone C-4 Fire Zone 2

Description of Work: ADD DINING ROOM
WING TO EXIST REST.

New Add ☒ Alter Repair Demolish

Sq. Ft. Size 846 No. of Rooms 1 No. of Stories 1 No. of Families 1

VALUATION \$ 4600.00

Fee \$ 18.00

\$

Total \$ 18.00

PLAN CHECK NO.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

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

- (1) A certificate of consent to self-insurance by the Director of Industrial Relations; or
- (2) A certificate of workman's compensation insurance issued by an admitted insurer; or
- (3) An exact copy of duplicate thereof certified by the director or the insurer.

Signature of Permittee ROY C FRANCIS

ENGINEERING REQUIREMENTS AND INSPECTION RECORD

All work to be inspected and approved before pouring concrete or concealing and before occupancy.

APPROVALS

| | DATE | INSPECTOR'S SIG. |
|---|-----------------|------------------|
| FOUNDATION: YARDS, TRENCHES, FORMS | | |
| FOOTING STEEL | <u>2-21-62</u> | <u>EAH</u> |
| WALL STEEL | | |
| BOND BEAM: STEEL BOLTS, ANCHORS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS, FLASHING MATERIALS | <u>3-7-62</u> | <u>EAH</u> |
| ROOF SHEATHING COVERING | | |
| STRUCTURAL STEEL | | |
| DRY WALL | <u>3-8-62</u> | <u>EAH</u> |
| LATH, INT. | <u>3</u> | |
| LATH, EXT. | <u>3-8-62</u> | |
| SWIMMING POOLS, YARDS, STEEL | | |
| OTHER | | |
| FINAL | <u>11-15-62</u> | <u>EAH</u> |

VALIDATION

FEB-13-62

26559 25

9025

B - DP

18.00

Date

Serial No.

Receipt No.

Symbol

Amount

This is a Building Permit When Properly Filled Out, Signed and Validated.

INSPECTION RECORD COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA435 West Fifth Avenue
Phone National 9-3071

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

Please Press Firmly for Carbon Copies

| | |
|-------------------|------------------------------|
| Building Address | 888 West 5 th Ave |
| Owner | ROY C Francis |
| Mailing Address | 3003 Riverdale Dr. |
| Contractor | owner |
| Mailing Address | |
| State License No. | |
| Architect or Eng. | |
| Address | |

PROPERTY LEGAL DESCRIPTION

Lot No. Blk. Tract

DESCRIPTION OF WORK AND BLDG. USE

| | | | | | | | |
|----------------------|--|--------------|----------------|-----------------|-----|-----------|---|
| Type of Const. | V-MHR | Occ. Group | B-3 | Use Zone | C-4 | Fire Zone | 2 |
| Description of Work: | add 14'-6" x 39' addition to rear of exist resturant bldg. | | | | | | |
| New | Add | Alter | Repair | Demolish | | | |
| Sq. Ft. Size | 566 | No. of Rooms | No. of Stories | No. of Families | | | |
| VALUATION \$ | 2500.00 | | PL. CK. NO. | | | | |

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

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

I further certify that I am the owner, the authorized representative of the owner, or the properly licensed contractor, and I agree to comply with all City ordinances and State laws.

I further certify that I have read the statements contained in this application; that they are true and correct, and that I make this statement under penalty of perjury.

Dated this 15 day of May, 1962, in the City of Pomona, State of California.

Signature of Permittee ROY C Francis

SPECIAL CONDITIONS AND INSPECTION RECORD

All work to be inspected and approved before placing concrete or concealing, and before being used or occupied, and before clearance of connection of utilities.

| APPROVALS | DATE | INSPECTOR'S SIG. |
|---|----------|------------------|
| FOUNDATION: YARDS, TRENCHES, FORMS | 5/23-62 | EHH |
| FOOTING STEEL | | |
| WALL STEEL | | |
| BOND BEAM: STEEL BOLTS, ANCHORS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS, FLASHING MATERIALS | | |
| ROOF SHEATHING COVERING | 6-5-62 | EHH |
| STRUCTURAL STEEL | | |
| DRY WALL Under Wood Siding | 6-7-62 | EHH |
| LATH, INT. | 6-7-62 | EHH |
| LATH, EXT. | 6-7-62 | EHH |
| SWIMMING POOLS, YARDS, STEEL | | |
| OTHER | | |
| FINAL | 11-15-62 | EHH |

VALIDATION

MAY-15-62 29917 25 • 9602 B — RP 12.00

Date

Serial No.

Receipt No.

Symbol

Amount

This is a Building Permit When Properly Filled Out, Signed and Validated.

INSPECTION RECORD COPY

DEPARTMENT OF BUILDING AND SAFETY
CITY OF POMONA505 S. Garey Ave. — 91766
P. O. Box 660 — 91769
Telephone (714) 620-2371

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN
Please Press Firmly for Carbon Copies

Building Address 588 W. Mission

Owner Mark A Warren Tel. No. 622-1063

Mailing Address 370 E Holt Ave City Pomona

Contractor E. H. HENDERSEN Tel. No. 986-5285

Mailing Address 656 W. HARVARD PL City ONTARIO

State License No. 226743 City (License) ONTARIO

Architect or Eng. Amos W. Randall AIA Tel. No. 629-9708

Address 333 - W Orange Grove Ave City Pomona

PROPERTY LEGAL DESCRIPTION

Lot No. Blk. Tract

DESCRIPTION OF WORK AND BLDG. USE

Type of Const. IN Occ. Group B-3 Use Zone Fire

Description of Work: Relocate existing structure on same lot and construct New Addition to EXISTING RESTAURANT.

New Add ☒ Alter ☒ Repair Demolish

Sq. Ft. Size 1200 No. of Rooms No. of Stories No. of Families

VALUATION \$ 5,000 PL. CK. NO.

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

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

Dated this 29 day of June, 1973,
in the City of Pomona, State of California.

Signature of Permittee E. H. Henderson

FEE \$
\$
TOT. \$ 28.50

SPECIAL CONDITIONS AND INSPECTION RECORD

8342-13-3 Remove
Inspection fee paid 2-26-73 JCE

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

| APPROVALS | DATE | INSPECTOR'S SIG. |
|---|-----------------|------------------|
| FOUNDATION: YARDS, TRENCHES, FORMS | <u>7-12-73</u> | <u>Campbell</u> |
| FOOTING STEEL | | |
| WALL STEEL | <u>8-6-73</u> | <u>Campbell</u> |
| BOND BEAM: STEEL BOLTS, ANCHORS | | |
| FRAME: FIRE STOPS, BRACING, BOLTS, FLASHING MATERIALS | <u>10/4/73</u> | <u>MO</u> |
| ROOF SHEATHING COVERING | | |
| STRUCTURAL STEEL | | |
| DRY WALL | | |
| LATH, INT. | | |
| LATH, EXT. | <u>10/4/73</u> | <u>MO</u> |
| SWIMMING POOLS, YARDS, STEEL | | |
| OTHER | | |
| FINAL | <u>12/19/77</u> | <u>MO</u> |

PERMIT NO. 29241

VALIDATION

JUN-29-73 1040 -IGF

285

This permit will expire if work is not started in 60 days, or if work is abandoned for more than 120 days. This is a Building Permit When Properly Filled Out, Signed and Validated, and is not Transferable.