

DRAFT

Supplemental Environmental Impact Report for

# METRO GOLD LINE FOOTHILL EXTENSION

Azusa to Montclair (SCH No. 2010121069)

Evaluating Station Area Parking Modifications  
at Glendora, San Dimas, La Verne, Pomona and Claremont

## Appendix C - Cultural Resources

September 2020



## Foothill Gold Line

Metro Gold Line Foothill Extension Construction Authority

## **Appendix C - Cultural Resources**

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 7R

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 147-149 W Grevilla Street

P1. Other Identifier: n/a

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 147-149 W Grevilla Street City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 430863.45 m E/3772643.67 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-048 and 8371-014-047

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Craftsman-style single-family residence constructed in 1910 and a rear, detached garage constructed in 1927 (**Photograph 1**). The property is enclosed by a fence and dense vegetation. Only the roof and portion of the façade are visible from the public right-of-way. The wood-framed building has a south-facing orientation, and a rectangular plan with a moderate-pitch side-gable roof covered with composition shingles. The exterior walls are clad with wood beadboard siding.

\*P3b. **Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north, 2018 (Google Streetview 2020).

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1910, 1927 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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

Page 2 of 3

\*NRHP Status Code 7R

\*Resource Name or # (Assigned by recorder) 147-149 W Grevilla Street

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Single-family Residence
- B4. Present Use: Single-family Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1910 with detached garage constructed 1927 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Residential Development Area Pomona  
Period of Significance 1910 Property Type Single-family Residence Applicable Criteria n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 147-149 W Grevilla Street is not visible from the public right-of-way. The property was not evaluated for federal, state, or local register eligibility.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 3

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 147-149 W Grevilla Street

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among many new institutions established during this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The 147-149 Grevilla Street property has had multiple residents since its construction in 1910. The longest residents, J.J. and Lula Burnap, moved to the Grevilla Street residence in 1933, and Lula Burnap remained at the residence until her death in 1976 (*Progress-Bulletin* 1958, 1970, 1976).

Craftsman-style Architecture

The Craftsman Bungalow, widely popular between 1905 and 1930, is typically one to one-and-a-half stories tall and characterized by a low-pitched, gable roof (sometimes hipped) with oversized eaves, exposed roof rafters, full- or partial-width porches supported by tapered square columns or battered columns, and windows placed in groups or bands. The walls are usually clad with clapboard, shingle, stone, brick, and clinker brick. Early examples exhibit characteristics of the transitional Arts and Crafts style (City of Los Angeles 2003:25; McAlester and McAlester 1984:453).

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report*. Prepared for the City of Pomona.

City of Los Angeles

2003 *Preservation Plan Workbook*. <http://www.preservation.lacity.org/hpoz/plan>. Accessed June 29, 2020.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

Google Streetview

2020 Imagery from 2018. Electronic database, <https://www.google.com/maps>, Accessed June 29, 2020.

McAlester, Virginia, and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc.

*Progress-Bulletin*

1958 "J.J. Burnap Marks Golden Anniversary." January 1, 1958.

1970 "Purely Personal." February 17, 1970.

1976 Obituaries. June 15, 1976.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) 155 W Magnolia Street

P1. Other Identifier: n/a

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 155 W Magnolia Street City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430857.99 m E /3772727.90 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-036

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Craftsman-style single-family residence constructed in 1929 (**Photograph 1**). The wood-framed building has a south-facing orientation and an L-shaped plan with a moderate-pitch cross-gable roof covered with composition shingles. The exterior walls are clad with wood beadboard siding. The south elevation façade has a partial-length front gable porch with wood post supports. The primary entrance is a replacement wood door with an oval light. The windows along the façade are replacement one-over-one vinyl sash units with wide wood surrounds. Along the west elevation is a shed roof carport (**Photograph 2**). The east elevation has a single one-over-one vinyl sash window (**Photograph 3**). The north (rear) elevation has a shed roof addition.

\*P3b. **Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** View of west elevation and south (façade) elevation, view to northeast, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1929 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 155 W Magnolia Street

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Single-family Residence
- B4. Present Use: Single-family Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1929 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Residential Development Area Pomona  
Period of Significance 1934 Property Type Single-family Residence Applicable Criteria n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 155 W Magnolia Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

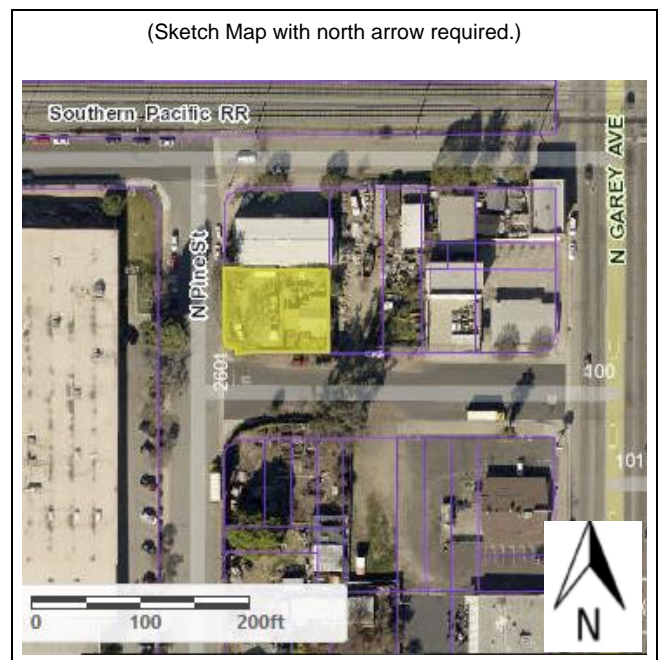
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)



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Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 155 W Magnolia Street

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established in this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The 155 W Magnolia Street property has had multiple residents since its construction in 1929. During the early 1940s, Harold C. and Ora Poulsen lived at the Magnolia Street residence, followed by Donald A. Woodhall in 1949 (*Progress-Bulletin* 1944, 1949). In 1956, William Starker and Saphronia M Johnson are listed as residents (Pomona City Directory 1956). By the 1960s, Benny Lee Hollowell and James R. Grande are listed at the property (*Progress-Bulletin* 1961, 1963).

Craftsman-style Architecture

The Craftsman Bungalow, widely popular between 1905 and 1930, is typically one to one-and-a-half stories tall and characterized by a low-pitched, gable roof (sometimes hipped) with oversized eaves, exposed roof rafters, full- or partial-width porches supported by tapered square columns or battered columns, and windows placed in groups or bands. The walls are usually clad with clapboard, shingle, stone, brick, and clinker brick. Early examples exhibit characteristics of the transitional Arts and Crafts style (McAlester and McAlester 1984:453; City of Los Angeles 2003:25).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1929, is associated with the residential development of Pomona during the 1930s; however, research did not reveal that the building played a distinct or important role in the history of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Craftsman-style residence at 155 W Magnolia Street is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



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Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 155 W Magnolia Street

Continuation  Update

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report.* Prepared for the City of Pomona.

City of Los Angeles

2003 Preservation Plan Workbook. <http://www.preservation.lacity.org/hpoz/plan>. Accessed June 29, 2020.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses.* New York: Alfred A, Knopf, Inc.

Pomona City Directory

1956 Accessed via Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

*Progress-Bulletin*

1944 "Purely Personal." February 28, 1944.

1949 "Cradle Roll." September 3, 1949.

1961 "Man working under car hurt as hoist fails." August 6, 1961.

1963 "Motorcyclist, Rider Injured in Collision." January 1, 1963.

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Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 155 W Magnolia Street

Continuation  Update

**Photographs Continued.**



**Photograph 2.** View of west elevation, view to northeast, June 23, 2020.



**Photograph 3.** View of east elevation, view to west, June 23, 2020.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 173 W Grevilla Street

P1. Other Identifier: n/a

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 173 W Grevilla Street City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430839.53 m E /3772628.76 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-019

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Minimal Traditional-style single-family residence constructed in 1931 (**Photograph 1**). The wood-framed building has a south-facing orientation, a modified L-shaped plan with a moderate-pitch cross-gable roof covered with composition shingles. The exterior walls are clad with stucco and a brick veneer wainscot. The windows are two-over-two wood sash units. The primary entrance, a replacement fiberglass door with metal screen is accessed via concrete steps. The north (rear) elevation has a shed-roof porch with wood post supports. The east elevation has a shed-roof carport addition.

\*P3b. **Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** View of west elevation and south (façade) elevation, view to northeast, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1931 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 173 W Grevilla Street

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Single-family Residence
- B4. Present Use: Single-family Residence
- \*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1920 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Residential Development Area Pomona  
Period of Significance 1931 Property Type Single-family Residence Applicable Criteria n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 173 W Grevilla Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)



Page 3 of 4

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 173 W Grevilla Street  
 Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II (WWII), Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established during this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The 173 W Grevilla Street property has had multiple residents since its construction in 1931. During the early 1940s, Augustin H. Velasquez lived at the Grevilla street residence, followed by Thomas Lee Jenkins in 1958 (*Progress-Bulletin* 1946, 1958). In 1946, a frame dwelling was moved on the property on a new concrete foundation (*Progress-Bulletin* 1946). In 1963, Victor Velasquez is listed as a resident (*Progress-Bulletin* 1963).

Minimal Traditional-style Architecture

The Minimal Traditional style, popular between circa 1935 and 1950, reflected traditional architectural forms and eclectic styles but generally displayed simpler and less extensive decorative architectural detailing than revival styles that came previously. Minimal Traditional houses are usually modest in scale with one level, and common decorative features include small, simple porches, and chimneys. The roofs are low pitch with shallow eaves. Pre-WWII examples usually have a detached garage whereas post-WWII examples may have a garage attached (Gottfried and Jennings 2009).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1931, is associated with the residential development of Pomona during the 1920s and 1930s; however, research did not reveal that the building played a distinct or important role in the history of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Craftsman-style residence at 173 W Grevilla Street is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 173 W Grevilla Street

Continuation  Update

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report.* Prepared for the City of Pomona.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

Gottfried, Herbert and Jan Jennings

2009 *American Vernacular Buildings and Interiors, 1870-1960.* New York: W.W. Norton & Company, Inc.

*Progress-Bulletin*

1946 "Five permits for Building's issued." June 11, 1946.

1958 "Cradle Roll." November 13, 1958.

1963 "Rain brings rash of auto accidents." September 18, 1963.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 203 E Arrow Hwy

P1. Other Identifier: Affordable Auto Repair

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad San Dimas, 1981 T 1S; R 9W Sec 10; B.M. San Bernardino

c. Address 203 E Arrow Highway City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 425790.22 m E /3773926.62 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8390-018-045

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, vernacular Utilitarian-style, automotive garage building constructed in 1970 (**Photograph 1**). The building has a west-facing orientation and is enclosed by a concrete block perimeter wall topped with metal fencing. The building has a rectangular plan with a flat roof and concrete block exterior walls. There are four garage bays with metal-roll up garage doors and a single-entry door covered by a vinyl awning. There is one industrial window covered metal bars along the south elevation. A freestanding, wooden-panel sign is placed south of the building within a surface parking area.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property from E Arrow Highway, view of south elevation, view to northwest, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1970 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 207 E Arrow Hwy

- B1. Historic Name: n/a
- B2. Common Name: Affordable Auto Repair
- B3. Original Use: Commercial/Industrial Building
- B4. Present Use: Commercial/ Industrial Building

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) 1970 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Commercial Industrial Development Area San Dimas  
Period of Significance 1970 Property Type Commercial Applicable Criteria n/a

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

The property at 203 E Arrow Highway does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of San Dimas Historic Structure List.

B11. Additional Resource Attributes: (List attributes and codes)

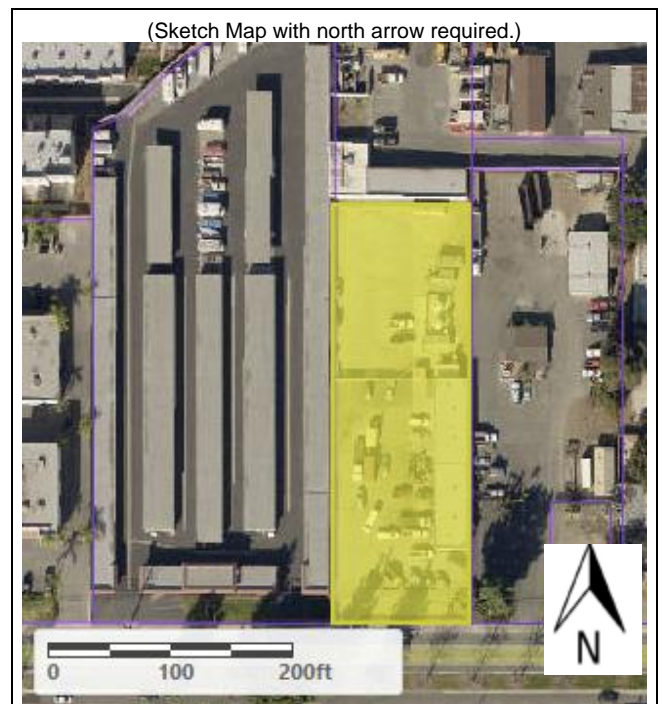
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)





Page 3 of 3

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 203 E Arrow Hwy  
 Continuation  Update

**\*B10. Significance (continued):**

Historic Context

During the late-nineteenth century, the San Dimas area became part of the California "Citrus Belt," which extended along the foothills of the San Gabriel Mountains. By 1909, San Dimas was shipping out the largest amount of lemons than any other town in southern California, and the industry reached its peak during the 1920s (Polos 1990). The advent of World War II shifted San Dimas's focus to the war effort and began the subsequent decline of its citrus industry. New home construction, business, and light industry development increased during the post-war years, and by 1960 San Dimas' citrus groves were no longer extant.

Arrow Highway was expanded from a two-lane road to a four-lane highway with a green-space median in 1965 (Historic Aerials 2020). By the 1980s, many of the commercial and industrial properties along Arrow Highway between San Dimas Avenue and Walnut Avenue were established. The property at 203 E Arrow Highway appears to have served as an auto repair garage since its construction in 1970.

Utilitarian Architectural Style

Utilitarian style is found in buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial-style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian-style structures are of various sizes, have various roof styles, and are clad in different materials (often corrugated metal or masonry). However, what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides that deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1970, is associated with the commercial development of San Dimas during the 1960s through the 1980s; however, research did not reveal that the building played a distinct or important role in the economic development of San Dimas. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The utilitarian automotive garage at 203 E Arrow Highway is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

Bradley, Betsy H.

1999 *The Works: The Industrial Architecture of the United States*. New York: Oxford University Press.

Historic Aerials

2020 Years accessed: 1946, 1948, 1964, 1965, 1972, 1978, 1980, 1994, 2005. Aerial Photograph.  
<http://www.historicaerials.com>. Accessed June 29, 2020.

Polos, N.C.

1990 *San Dimas: Preserving the Western Spirit*. Pasadena: The Castle Press.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 215 E Arrow Hwy Substation

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad San Dimas, 1981 T 1S; R 9W Sec 10; B.M. San Bernardino

c. Address 215 E Arrow Highway City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 425823.93 m E / 3773891.77m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8390-018-066

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, utilitarian substation building with Art Deco elements constructed circa 1946 (**Photograph 1**). The former electrical substation building has a south-facing orientation, a rectangular plan, and a flat roof with parapet. The building has concrete exterior walls and zigzag patterns along the parapet. The south elevation has a single-entry steel door covered by a metal awning. Also, along the south elevation are two infilled bays, one of which is covered by a metal screen attached to the wall. The west elevation features an off-set single entry steel door with concrete steps.

\*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. Overview of property from E Arrow Highway, view of south elevation, view to north, June 23, 2020.

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

Circa 1946 (Historic Aerials 2020)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 29, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation:

\*Attachments:  NONE  Location 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 6Z

\*Resource Name or # (Assigned by recorder) 215 E Arrow Hwy Substation

B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: Industrial Building

B4. Present Use: Industrial Building

\*B5. Architectural Style: Utilitarian with Art Deco elements

\*B6. Construction History: (Construction date, alterations, and date of alterations) Circa 1946 (Historic Aerials 2020)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Industrial Development Area San Dimas  
Period of Significance 1940-1950 Property Type Engineering Applicable Criteria n/a

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

The former substation located at 215 E Arrow Highway does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of San Dimas Historic Structure List.

B11. Additional Resource Attributes: (List attributes and codes)

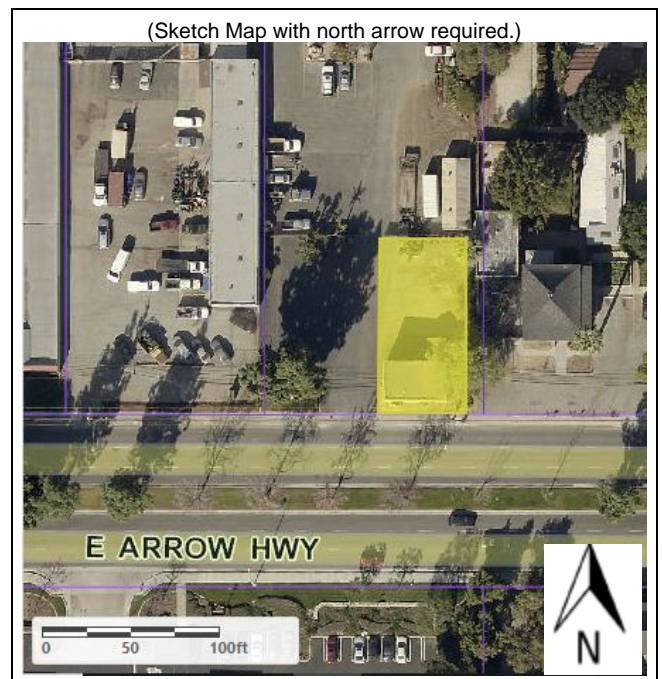
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)



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Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 215 E Arrow Hwy Substation

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

During the late-nineteenth century, the San Dimas area became part of the California "Citrus Belt," which extended along the foothills of the San Gabriel Mountains. By 1909, San Dimas was shipping out the largest amount of lemons than any other town in southern California, and the industry reached its peak during the 1920s (Polos 1990). The advent of World War II shifted San Dimas's focus to the war effort and began the subsequent decline of its citrus industry. New home construction, business, and light industry development increased during the post-war years, and by 1960 San Dimas' citrus groves were no longer extant.

The former electrical substation building located at 215 E. Arrow Highway appears to have been constructed circa 1946 to service Southern California Edison. Arrow Highway was expanded from a two-lane road to a four-lane highway with a green-space median in 1965 (Historic Aerials 2020). By the 1980s, many of the commercial and industrial properties along Arrow Highway between San Dimas Avenue and Walnut Avenue were established.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed circa 1946, is associated with the development of San Dimas during the 1940s through the 1950s; however, research did not reveal that the building played a distinct or important role in the development of San Dimas. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The former electrical substation building located at 215 E. Arrow Highway is a utilitarian building with Art Deco Elements (zigzag patterned parapet) that has been altered from its original design. The building is an unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

Historic Aerials

2020 Years accessed: 1946, 1948, 1964, 1965, 1972, 1978, 1980, 1994, 2005. Aerial Photograph.  
<http://www.historicaerials.com>. Accessed June 29, 2020.

Polos, N.C.

1990 *San Dimas: Preserving the Western Spirit*. Pasadena: The Castle Press.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) 1943 N White Avenue

P1. Other Identifier: G & M Mattress & Foam Corporation

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad San Dimas, 1981 T 1S; R 8W Sec 7; B.M. San Bernardino

c. Address 1943 N White Avenue City La Verne Zip 91750

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 429336.64 m E /3773101.81 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8377-028-005 and 8377-028-006

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a two-story, vernacular, Utilitarian-style, industrial building constructed in 1968 with additions constructed in 1974 and 1984 (**Photograph 1**). The building is situated on a triangular-shaped parcel bounded to the north by the Atchison, Topeka and Santa Fe Railroad (AT&SF), to the southeast by the Southern Pacific Railroad (SPRR), and the southwest by Arrow Highway. The building has an irregular plan and is composed of concrete tilt-up construction and wood-frame and stucco construction. The building has a flat roof covered with composite material and includes skylights. The primary façade is located on the east elevation and faces N White Avenue. The east elevation features two, shed-roofed awnings covered with tile, a loading dock bay, and a glass and metal-framed, double-leaf entrance. The east elevation also includes a fixed metal-frame window along the first story, and a three-light window and a four-light window along the second story. Additional loading docks and surface parking lots are located along the west elevation. The north and south elevations are unadorned.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** View of south elevation from the Arrow Highway and SPRR crossing, view to north, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1968 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1943 N White Avenue

- B1. Historic Name: n/a
- B2. Common Name: G & M Mattress & Foam Corporation
- B3. Original Use: Industrial Building
- B4. Present Use: Industrial Building

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) Building constructed in 1968 with building additions constructed in 1974 and 1984 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Industrial Development Area La Verne  
Period of Significance 1968 Property Type Industrial Applicable Criteria n/a

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

The property at 1943 N White Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of La Verne Heritage Buildings inventory.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: SEE CONTINUATION SHEET

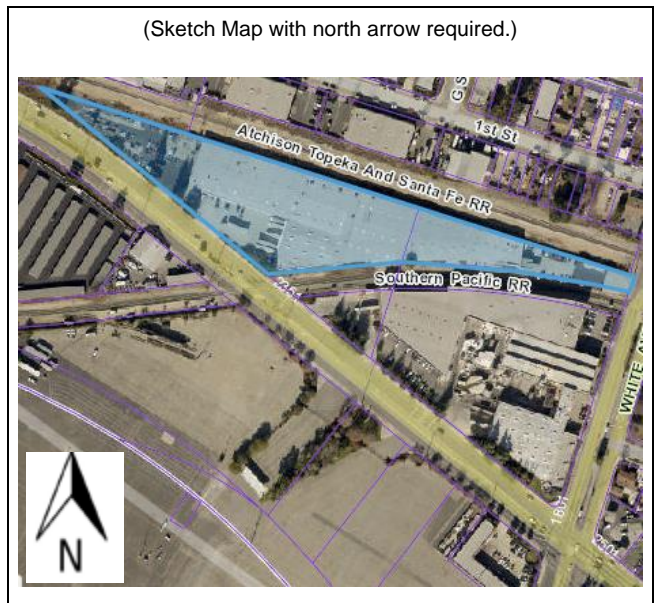
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 3

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 1943 N White Avenue

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The City of La Verne was founded in 1887 by Isaac Wilson Lord, a Los Angeles businessman who lobbied for railroad development in the region (City of La Verne 2020). The community changed its name from "Lordsburg" to La Verne in 1917 following the death of Isaac Wilson Lord. Similar to other communities in the area, La Verne's early economy was structured around the citrus and fruit packing industry. The advent of World War II shifted La Verne's focus to the war effort and began the subsequent decline of its citrus industry. New home construction, business, and light industry development increased during the post-war years.

The warehouse building at 1943 N White Avenue was constructed in 1968. The building originally had a rectangular plan and occupied the northwestern portion of the parcel. In 1974, an addition was constructed along the south elevation, changing the building's form into an L-shaped plan (Historic Aerials 2020). In 1984, a third addition was constructed along the east elevation, changing the building's form into an irregular plan (Historic Aerials 2020).

Utilitarian Architectural Style

Utilitarian style is found in buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial-style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian-style structures are of various sizes, have various roof styles, and are clad in different materials (often corrugated metal or masonry). However, what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides that deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1968, is associated with the industrial development of La Verne during the 1960s; however, research did not reveal that the building played a distinct or important role in the economic development of La Verne. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The utilitarian warehouse at 1943 N White Avenue is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

Bradley, Betsy H.

1999 *The Works: The Industrial Architecture of the United States*. New York: Oxford University Press.

City of La Verne

2020 "History of La Verne." Electronic document, <https://www.cityoflaverne.org/index.php/about-la-verne/history-of-la-verne>. Accessed June 29, 2020.

Historic Aerials

2020 Years accessed: 1948, 1959, 1964, 1966, 1979, 1980, 1994, and 2005. Aerial Photograph. <http://www.historicaerials.com>. Accessed June 29, 2020.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 2501 N Garey Avenue

P1. Other Identifier: Kilo Kustomz

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 2501 N Garey Avenue City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430911.55 m E /3772635.88 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-050

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Contemporary-style commercial building constructed in 1975 (**Photograph 1**). The wood-framed building has an east-facing orientation; a rectangular plan with a flat roof with deep, boxed eaves; and a concrete foundation. The exterior walls are clad with concrete block veneer and concrete. The east elevation façade has an anodized metal-frame and glass ribbon window. The primary entrance, anodized metal-frame and glass storefront is located along the south elevation. The north elevation is unadorned.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. View of north and east (façade) elevations, view to southwest, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1975 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 2501 N Garey Avenue

B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: Commercial Building

B4. Present Use: Commercial Building

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1975 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Commercial Development Area Pomona  
Period of Significance 1975 Property Type Commercial Applicable Criteria n/a

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

The property at 2501 N Garey Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2501 N Garey Avenue

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established during this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes that include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings; and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984:482).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1975, is associated with the commercial development of Pomona during the 1970s; however, research did not reveal that the building played a distinct or important role in the economic development of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Modern-style commercial building at 2501 N Garey Avenue is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Page 4 of 4

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2501 N Garey Avenue

Continuation  Update

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report.* Prepared for the City of Pomona.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses.* New York: Alfred A, Knopf, Inc.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 2585 N Garey Avenue

P1. Other Identifier: Cask & Keg Liquor

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 2585 N. Garey Avenue City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430913.43 m E / 3772673.19 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-024, 8371-014-044, 8371-014-043, and 8371-014-042

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Mid-20th Century Modern-style commercial building constructed in 1961 (**Photograph 1**). The wood-framed building has an east-facing orientation, an L-shaped plan with a low-pitch gable roof with wide overhanging eaves, and a concrete foundation. The exterior walls are clad with Chatsworth stone veneer and brick veneer. The east elevation façade has a metal-frame and glass double-leaf door and storefront curtain wall windows. Along the roof is a neon blade sign. The north elevation has an infilled window. In addition, there is a freestanding, pole-mounted neon sign located in the parking lot near the Magnolia Street and Garey Avenue intersection (**Photograph 2**).

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** View of north and east (façade) elevations, view to southwest, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1961 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 2585 N Garey Avenue

- B1. Historic Name: Cask & Keg Liquor
- B2. Common Name: Cask & Keg Liquor
- B3. Original Use: Commercial Building
- B4. Present Use: Commercial Building

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1961 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Commercial Development Area Pomona  
Period of Significance 1961 Property Type Commercial Applicable Criteria n/a

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

The property at 2585 N Garey Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 5

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2585 N Garey Avenue

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established during this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The commercial building located at 2585 N Garey Avenue, constructed in 1961, has functioned as Cask & Keg Liquor since its construction (*Progress-Bulletin* 1976a). The original owner Rod F Jellan sold the business to Phillip and Pearl Young in 1976 (*Progress-Bulletin* 1976a). Later that year the Young's filled for the business name Cask & Keg at the property (*Progress-Bulletin* 1976b).

Mid-20th Century Modern-Style Storefront Architecture

The Mid-20th Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis; asymmetrical and angled storefronts; exaggerated-modern massing and experimental structure; cantilevered and rod/column-supported canopies; fixed awnings; display cases (cantilevered, free-standing, and picture-framed); signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs); tempered glass doors with sleek handles and hardware; and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008; Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1961, is associated with the commercial development of Pomona during the 1960s; however, research did not reveal that the building played a distinct or important role in the economic development of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Modern-style commercial building at 2585 N Garey Avenue is a typical, and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under

Page 4 of 5

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2585 N Garey Avenue

Continuation  Update

NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report.* Prepared for the City of Pomona.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." *National Main Streets Conference*. <https://www2.illinois.gov/dnrhistoric/Preserve/mid-century/Documents/modern-storefront-glossary.pdf>. Accessed June 29, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." *Preserving the Recent Past 2*. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <https://www2.illinois.gov/dnrhistoric/Preserve/mid-century/Documents/Storefronts-of-Tomorrow.pdf>. Accessed June 29, 2020.

*Progress-Bulletin*

1976a "Public Notice." February 24, 1976.

1976b "Fictitious Business Name Statement." April 28, 1976. p 45.

Page 5 of 5

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2585 N Garey Avenue

Continuation  Update



**Photograph 2.** Freestanding neon sign, 2020, view to southwest (Google Streetview 2020).



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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 2625 N Garey Avenue

P1. Other Identifier: OK Cleaners

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 2625 N Garey Avenue City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430916.07 m E /3772726.74 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

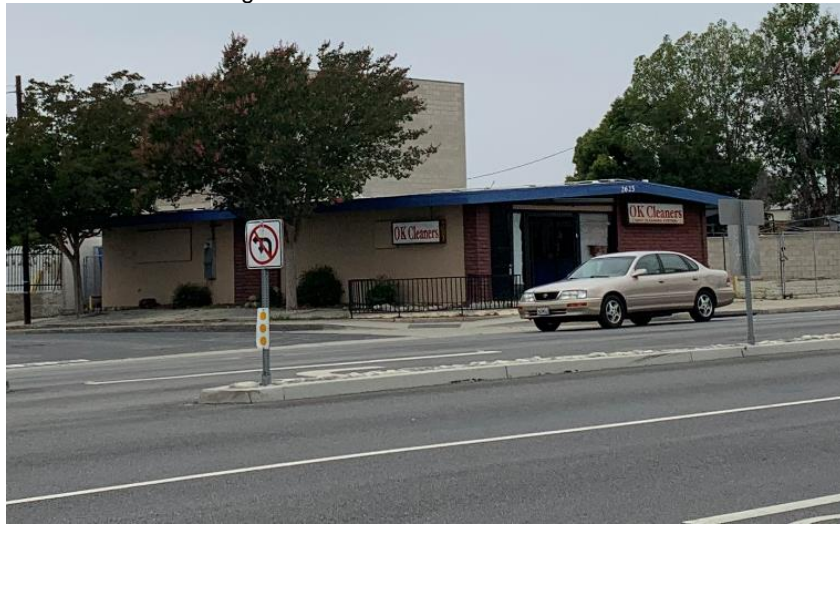
Assessor's Parcel Number (APN): 8371-014-035

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a one-story, Mid-20th Century Modern-style commercial building constructed in 1965 (**Photograph 1**). The wood-framed building has an east-facing orientation, a rectangular plan with a low-pitch gable roof with wide overhanging eaves, and a concrete foundation. The exterior walls are clad with brick veneer and wood siding. The east elevation façade has an anodized metal-frame and glass double-leaf door and storefront window. Along the east and south elevations are illuminated box signage. The north elevation has a partial-length addition clad with corrugated metal and wood siding. The south elevation has a decorative brick veneer panel and an infilled window. The west elevation is enclosed by a chain-link fence.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** View of south and east (façade) elevations, view to northwest, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1965 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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): \_\_\_\_\_

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

- B1. Historic Name: Harris Tavern
- B2. Common Name: OK Cleaners
- B3. Original Use: Commercial Building
- B4. Present Use: Commercial Building

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1965, north elevation addition constructed c.1994 (Los Angeles County Assessor; Historic Aerials 2020)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Commercial Development Area Pomona  
Period of Significance 1965 Property Type Commercial Applicable Criteria n/a

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

The property at 2625 N Garey Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

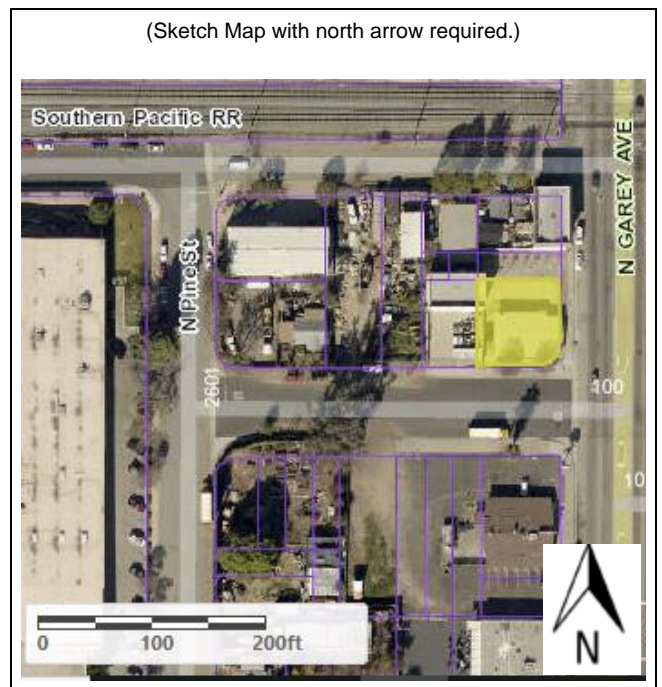
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)



Page 3 of 4

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2625 N Garey Avenue

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established during this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The commercial building located at 2625 N Garey Avenue, constructed in 1965, was originally Harris Tavern (Progress-Bulletin 1970). The property functioned as Harris Tavern throughout the 1970s and was likely converted to a laundromat/dry cleaner facility in the 1990s. Between 1994 and 2002, the north elevation addition was constructed (Historic Aerials 2020).

Mid-20th Century Modern-Style Storefront Architecture

The Mid-20th Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis; asymmetrical and angled storefronts; exaggerated-modern massing and experimental structure; cantilevered and rod/column-supported canopies; fixed awnings; display cases (cantilevered, free-standing, and picture-framed); signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs); tempered glass doors with sleek handles and hardware; and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008; Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1965, is associated with the commercial development of Pomona during the 1960s; however, research did not reveal that the building played a distinct or important role in the economic development of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Modern-style commercial building at 2625 N Garey Avenue is a typical, and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under

Page 4 of 4

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2625 N Garey Avenue

Continuation  Update

NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

Architectural Resources Group, Inc. (ARG)

2012 *General Plan Update and Pomona Corridors Specific Plan, Pomona, California: Historic Resources Technical Report.* Prepared for the City of Pomona.

City of Pomona

2018 "About Pomona." Electronic document, <http://www.ci.pomona.ca.us/index.php/about/about-pomona>. Accessed June 29, 2020.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." *National Main Streets Conference*. <https://www2.illinois.gov/dnrhistoric/Preserve/mid-century/Documents/modern-storefront-glossary.pdf>. Accessed June 29, 2020.

Historic Aerials

2020 Years accessed: 1948, 1953, 1959, 1964, 1965, 1972, 1978, 1980, 1994, 2005. Aerial Photograph. <http://www.historicaerials.com>. Accessed June 29, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." *Preserving the Recent Past 2*. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <https://www2.illinois.gov/dnrhistoric/Preserve/mid-century/Documents/Storefronts-of-Tomorrow.pdf>. Accessed June 29, 2020.

*Progress-Bulletin*

1970 "Bar maids Wanted." December 9, 1970. F9.

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 2695 N Garey Avenue

P1. Other Identifier: Lupian's Auto Repair

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Ontario, 1981 T 1S; R 8W Sec 8; B.M. San Bernardino

c. Address 2695 N Garey Avenue City Pomona Zip 91767

d. UTM: (Give more than one for large and/or linear resources) Zone 11S ; 430897.30 m E /3772756.17 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 8371-014-033 and 8371-014-030

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This property includes a two-story, Two-Part Commercial Block-style commercial building constructed in 1923 (**Photograph 1**). The wood-framed building has an east-facing orientation, a rectangular plan with flat roof with a modified, mansard-style roof parapet covered with tile, and a concrete foundation. The exterior walls are concrete and stucco; and a concrete band separates the first and second stories. The primary entrance is set at an angle at the north and east elevation wall junction and recessed within a porch with a square column support. The entry is a metal-frame and glass double-leaf door with transom covered with metal bars. The windows are one-over-one aluminum-frame replacement units with wide concrete sills. To the west of the commercial building is a wood-framed garage constructed in 1959.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. View of south and east (façade) elevations, view to northwest, June 23, 2020.

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1923, 1959 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 29, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:**

\*Attachments:  NONE  Location 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

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 2695 N Garey Avenue

B1. Historic Name: H.W. Covington Grocery; Lambert's Furniture Exchange; M & I Surplus Inc.

B2. Common Name: Lupian's Auto Repair

B3. Original Use: Commercial Building and Garage

B4. Present Use: Commercial Building and Garage

\*B5. Architectural Style: Two-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Building constructed 1923, rear garage addition constructed 1959 (Los Angeles County Assessor). Alterations to roof c. 1980 (based on field observation).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Commercial Development Area Pomona  
Period of Significance 1923 Property Type Commercial Applicable Criteria n/a

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

The property at 2695 N Garey Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for purposes of the California Environmental Quality Act. The property generally retains integrity to its original construction but does not meet any of the significance criteria necessary for eligibility for listing in the NRHP, CRHR, or the City of Pomona Register of Historic Resources.

B11. Additional Resource Attributes: (List attributes and codes)

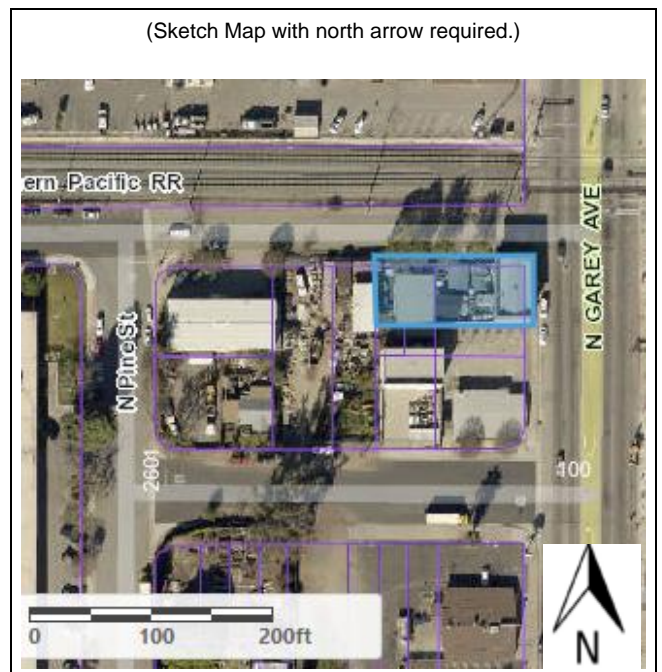
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 29, 2020

(This space reserved for official comments.)



Page 3 of 5

Recorded by: M. Wilson \*Date: June 2020

\*Resource Name or # (Assigned by recorder) 2695 N Garey Avenue

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The Pomona area was situated along a trade route used by Native Americans, and the region's first recorded inhabitants were the Gabrieleno Native Americans (City of Pomona 2018). The valley became known in the 1700s as Rancho San Jose and was later deeded to private citizens and developed as ranch lands (City of Pomona 2018). The arrival of the railroad in 1874 further spurred the area's development. The village of Spandra (located near the western portion of present-day Pomona) was the initial railroad terminus before it was extended into Colton in 1875 (ARG 2012). The town developed around the railroad in what would eventually become downtown Pomona (ARG 2012). In 1888, Pomona was incorporated as a city. The economy of the new city was driven by the citrus industry and the city was named "Pomona" after the Roman goddess of fruit (ARG 2012).

Following World War II, Pomona underwent a construction and population boom. Agricultural lands were converted to tract housing developments, and the expansion of the highway network further prompted Pomona's outward sprawl (ARG 2012). With the opening of Pomona's segment of the San Bernardino Freeway (Interstate 10) in 1954, Pomona was able to attract middle-class homeowners who commuted via car to central Los Angeles (ARG 2012). Among the many new institutions established in this period, most notable was a branch of the California State Polytechnic College, which opened on the Kellogg Ranch property in 1956 (ARG 2012). The development of the aerospace industry in Pomona during the 1960s and 1970s further contributed to the area's growth.

The 2695 N Garey Avenue property includes a two-story commercial building constructed 1923 and a rear garage constructed in 1959. Originally, the 2695 N Garey Avenue property was bottled water distribution company, described as a two-story concrete building (*Progress-Bulletin* 1937). From 1937 to 1945, the building was the H.W. Covington Grocery (*Progress-Bulletin* 1938). The grocery store owner, Henry W. Covington, was born in Redlands, California, in 1879 and passed away in 1945 (*Progress-Bulletin* 1945). The property later functioned as a sewing machine repair shop in the early 1950s, and as Lambert's Furniture Exchange until 1967 when the property became M & I Surplus Inc. (*Progress-Bulletin* 1958, 1962, 1971). The Garey Avenue Lambert's Furniture Exchange was one of eight locations in Pomona owned by Joseph D. Lambert (*Progress-Bulletin* 1962). M & I Surplus, a military surplus retail store, was owned by Pomona resident Bud Matthews and Bill Schultz, an electrical engineer from Pennsylvania (**Photograph 2**) (*Progress-Bulletin* 1971).

Commercial Block Architecture

The Two-Part Commercial Block style, popular between circa 1850s and 1950s, was usually used for small and moderate-sized commercial buildings, generally limited to structures of two to four stories, and included a horizontal division into two distinct zones, which reflects the differences of use inside (lower zones are street level and contain public spaces such as stores, and upper zones suggest more private spaces for apartments and offices) (Longstreth 2000:24–53).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1923, is associated with the development of Pomona during the early twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Pomona. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Two-Part Commercial Block style building and rear garage at 2695 N Garey Avenue is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property

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is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued):**

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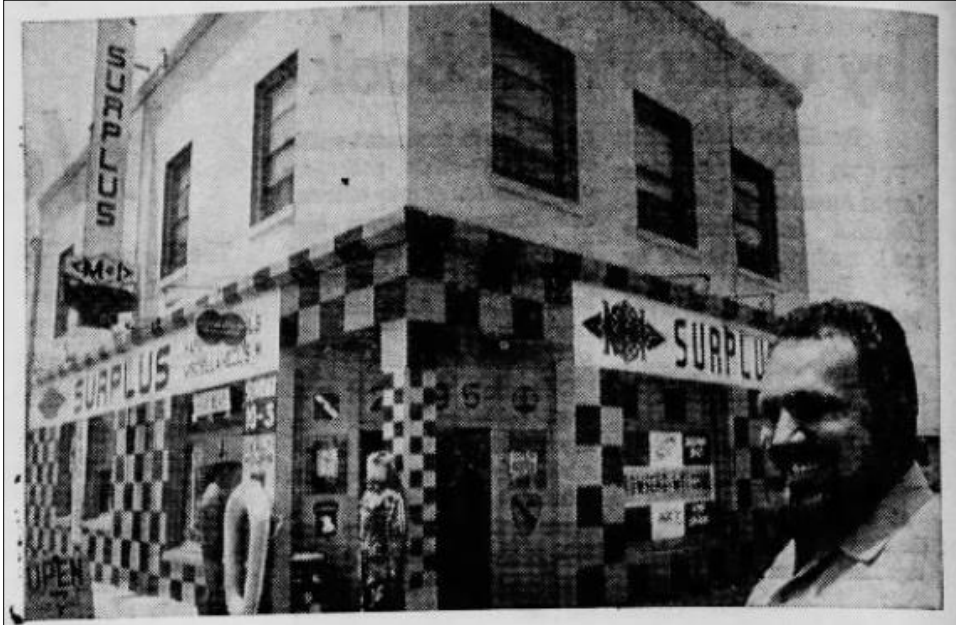
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**Photographs Continued.**



**Photograph 2.** Bud Matthews owner of M & I Surplus Inc (foreground), view of north and east elevations of 2695 N Garey Avenue (*Progress-Bulletin* 1971).