

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

7

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pomona City Stable

other names/site number Pomona City Yards Brick Building

2. Location

street & number 636 W. Monterey Avenue  not for publication

city or town Pomona  vicinity

state California code CA county Los Angeles code 037 zip code 91768

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Michelle Wayne Conner 24 AUG 2004  
Signature of certifying official/Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Wilson H. Beall 10/6/04  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A \_\_\_\_\_

**Number of contributing resources previously listed in the National Register**

\_\_\_\_\_

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Transportation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Vacant/Not in use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late Victorian \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete \_\_\_\_\_  
roof Wood shingle \_\_\_\_\_  
walls Brick \_\_\_\_\_  
\_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

Transportation \_\_\_\_\_

Architecture \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1909-1937 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1909 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation**

NA \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Davis, Ferdinand , architect \_\_\_\_\_

\_\_\_\_\_

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

**10. Geographical Data**

**Acreage of Property**

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	429991	3768786	3	---	---	---
2	---	---	---	4	---	---	---

See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Marla Griffin

organization On behalf of the Pomona Valley Historical Society date 3/17/03; 2/14/04

street & number 35543 Penrose Lane telephone (909) 795-2389

city or town Yucaipa state CA zip code 92399-5570

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name City of Pomona

street & number 505 S. Garey Avenue telephone (909) 620-2311

city or town Pomona state CA zip code 91766

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Pomona City Stable

Los Angeles County, California

Section 7 Page 1

## Narrative Description

The Pomona City Stable is a gracious old brick structure, standing near the corner of Monterey and White avenues in the Pomona City Yard. It was designed and built during a time when the population in Pomona was growing and thus an increased need for adequate city services. Even though, in 1909, the automobile was increasing in popularity and use, the City of Pomona considered it necessary to house the city horses in a distinctive structure.

The stable is an unreinforced utilitarian structure built of three courses of brick placed on concrete footings, with wood interior and composite roof. The architectural style of the Pomona City Stable as described by Diane Marsh is "Italianate."

The Pomona City Stable is a two-and-one-half story, unreinforced brick structure on concrete footings. The building is 98 feet long and 44 feet wide, built of approximately 180,000 bricks (8½"x 4"x 2¼") laid in three courses. The walls are 18 inches thick with the bricks measuring 8 ½ inches by 4 inches by 2 ¼ inches. The estimated weight of the building is between 900 and 1,000 tons.

The asphalt shingle (composition) roof is severely deteriorated and in need of replacement. Areas of sky show through the roof and flocks of pigeons nest in the rafters. The roofline has a "corbiestep", or "crowstep" edge of the gable end-wall and center gables. There are two bell-shaped, octagonal cupolas, or "witches hats" for roof ventilation. The two cupolas are deteriorated and in need of rehabilitation. Both of the original iron lightning rods are intact.

The exterior walls of the stable have several very distinct shift cracks, due to creep, stress and pressure from earthquakes. Severe wall damage is evident on the northwest side where many bricks have fallen or been removed. Some of the hay-pulley braces are still intact, as are the decorative iron accents.

There are 56 symmetrically placed window openings; the side elevations having 20 openings and each end elevation having 8 window openings. The window openings

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 1 Page 2

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are cambered, or arched, at the top and each contained a side-hinged, eight-pane, glass-with-wood-frame window. Other than the few window openings on the lower level that are broken and open, the remaining windows are boarded over.

Each of the four elevations has centered second-floor double hay loading doors with a brace for wheel-and-pulley above. To each side of the pulley braces are twin vent openings. Of the four pair of second story hay loading doors, all most often hang open.

Much of the interior is water damaged, and areas of debris and trash are present. However, the paneling in the office area appears in very good condition.

## Interior

The main entries to the building are through the doors on the north and south elevations. Originally there were two sliding pocket doors in each entry. Each door had four square pane windows. Only the doors on the south side of the building remain today and they are not in workable condition. The remaining lower portion of the doors features a diagonal pattern. This pattern of placing the boards diagonal instead of vertical or horizontal is used in several areas throughout the interior of the building. Both entries lead to a central corridor that spans the entire width of the building. In the middle of the central corridor is a square shaft approximately twelve feet in length and width. The lower ten feet of the shaft is wood enclosed with the upper part being left open and covered with wire mesh. This may have been the tack/equipment room or possibly a separate stall.

Northwest of the corridor are two offices, which were created from the stalls, for use by the City Public Works Department. The beautiful wood used in the original construction was sanded and varnished to form the walls of the offices. The walls of the office are still in very good condition but the dropped ceiling, which was added, has deteriorated and pieces are lying on the floor and hanging down. Glass panes were added above the wood to form the sides of the offices and some of the glass has been broken over the years. A drafting table and many plans and blueprints are still setting in the offices in wire baskets. The City moved all staff out of the building very quickly when the building was declared unsafe for occupancy and condemned in the 1970's.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

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Southwest of the central corridor is a large open room and to the far end is a smaller enclosed room at the very end where the globes for the old streetlights are stored. This room may have also been a converted office at one time as the wood has been sanded and varnished and glass panes added on the sides to provide a total enclosure.

Part of the northeast portion of the building was apparently converted to create a breakroom for staff. The cabinets and a soda machine are still in the farthest east room. A restroom and locker room is also located in the northeast portion of the building.

The stairs to the second floor are located through a door just southeast of the central corridor. The stairs are in such a condition that they would be very dangerous to travel. One can see the roof of the building through the stairwell. At least seventy percent of the roof is missing in all areas to the degree that the sky is clearly visible. There are a variety of animals living in the building including, but not necessarily limited to, rats, mice, cats, pigeons, and other birds. The stairs are highly infested with animal droppings. The floor of the second story is covered in animal droppings, decaying roof materials, and other debris. Both the floor of the second story and the ceiling of the first floor are highly deteriorated and in considerable danger of caving in.

Unfortunately, floorplans for the stable building were not available at the time of this writing. However, the eligibility report by John Beach in 1976 states that the plans were in possession of the City of Pomona Department of Public Works.

### Setting

Located within the city yard at 636 West Monterey Avenue in Pomona, the stable building is surrounded by large waste retrieval trucks, small painter's trucks, other equipment and maintenance materials on an asphalt covered lot. The lot was a large dirt lot until it was paved with asphalt in 1957. There are approximately 12 additional more recent buildings within the Pomona City Yard, all of which are non-contributing. With potential exposure to toxic substances, the vacant stable building is experiencing severe neglect, exposure to the elements, and vandalism.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Pomona Stables, Los Angeles County, CA

Section number 8 Page 1

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Under the Secretary of the Interior Standards the Pomona City Stable should be nominated for the National Register of Historic Places under Criteria A and C. It is significant for its association with Pomona's pre-automobile transportation era, a rare survivor of horse-powered travel in the city. It is also a property that embodies the distinctive characteristics of a type, and that represents the work of a master. It is a distinctive example of a turn-of-the-century brick utilitarian building and the work of an important architect of the area. It is an exceptional architectural design, eligible for placement on the National Register of Historic Places. The period of significance extends from the date of construction in 1909 until 1937 when it was removed from service.

The Stable was designed by local renowned architect Ferdinand Davis, who designed it in 1908. Davis, a pioneer architect of Pomona, lived in Pomona for thirty-four years after migrating from Lebanon, New Hampshire in 1887. During his active career as an architect in the city, he planned many buildings which stand today as monuments to his ability and his profession, including, the Masonic Temple (evaluated as National Register eligible), Trinity Methodist Church (evaluated as National Register eligible), the Barbara Greenwood Kindergarten (listed in the National Register) and the Ebell Club (noted in Gebhard and Winter's Guide to Los Angeles architecture). He was an associate architect with Robert Orr on the Pilgrim Congregational Church (a contributor to Pomona's National Register-listed residential district). According to The Progress newspaper dated May 25, 1921, "during his active career as an architect in this city he planned many buildings which stand today as monuments to his ability in his profession", and, "he showed rare ability in his profession and he was one of the most respected and honored members of his profession in Southern California." The Pomona Progress newspaper stated in 1940 that "...more of the public buildings, office structures, and residences of the valley were designed by him than by any other man." The Currier House, recently moved to Pomona adjacent to the Phillips Mansion, was also designed by Ferdinand Davis. Davis was the city's most important architect of the late 19<sup>th</sup>- early 20<sup>th</sup> century. In Gebhard and Winter's 1994 edition of their architectural Guide, a description of Davis' Masonic Hall ends with the statement "Davis's work needs more study."

In 1976, the City of Pomona commissioned John Beach, then Chairperson of the Berkeley Landmarks Preservation Commission and guest lecturer in architectural history at UCLA, to write an eligibility report for the Pomona City Stable building. In that report, he states, "The exterior imagery of the City Stable indicates that the building was a matter of some civic pride; the interior is strictly utilitarian but is impressive in

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Pomona Stables, Los Angeles County, CA

Section number 8 Page 2

the straight-forward statement of its engineering. It is an unreinforced brick structure placed on concrete footings. The arched window openings, elaborate beam anchors, stepped parapetted gable ends, and the corbelled brick truss supports show the care in proportion and detailing which so often transformed 19<sup>th</sup> and early 20<sup>th</sup> century utilitarian buildings into sophisticated architectural objects. The building has undergone minimal alterations, and the original function is easily determined from its form: each ground floor vehicular entrance is echoed above by a similar sized opening for loading hay (the pulley braces are still intact). This usage had another effect upon the form of the building. The necessity for venting the hay storage area was treated as an opportunity for playfulness: the vents appear as two turrets with unusual bell-profile caps which add considerably to the building's elegance."

"There is not a great deal remaining in Pomona from the period of the stable building which is of any great architectural significance; of this little, none is of the industrial/warehouse type of the City Stable building. Thus, as a rare survival the building is important to the visual record of the city's history. But it is not just in the context of Pomona that the building is important. On a statewide basis it would be necessary to go to San Francisco's north waterfront area, or to A. Page Brown's Crocker-Sperry lemon storage warehouse in Santa Barbara to find buildings of its type of comparable architectural quality."

The period from 1889 to the adoption of Pomona's first city charter in 1911 could be characterized as a time when Pomona expended much effort for more home rule and a more orderly society, moving away from an image as a saloon town to a respectable, growing community. The Pomona City Stable was designed and built during a time in Pomona when the population was growing and thus there was a rising need for adequate city services. Even though in 1909 the automobile was increasing in popularity and use, the City of Pomona considered it necessary to house the city horses and mules in a distinctive structure. Within a few years the horses were replaced by motorized trucks. Until 1937, the building housed the city's fire and police wagons, and mail buggies. At that point the sign was painted over from "Pomona City Stable" to "Pomona City Yards." After that time, the large brick building was used as warehouse storage for civil defense emergency equipment until it was condemned in the early 1970s.

The Pomona City Stable was listed as a significant structure in the city's cultural resource inventory in 1993, and was designated as a city landmark in 2003. Although

**United States Department of the Interior**  
National Park Service

# **National Register of Historic Places Continuation Sheet**

Pomona Stables, Los Angeles County, CA

Section number 8 Page 3

---

preservation groups have made concerted efforts to get the building restored, the building still stands vacant and derelict in 2004.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 1

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Pomona City Stable

Los Angeles County, California

**Bibliography**

Beach, John. Guest Lecturer in Architectural History, UCLA, Chairperson, Berkeley Landmarks Preservation Commission. Eligibility Report: POMONA CITY STABLE, 1976.

National Register Bulletin Number 22, XIII. National Register Criteria for Evaluation, p. 17.

Navarro, Tony. City of Pomona Inter-Office Communication, p. 6, July 1977.

Pomona Progress (newspaper), Obituaries, May 25, 1921.

Progress Bulletin, p. 12, June 2, 1977.

Progress Bulletin, Pomona Officials Eye Haymaker to Historic City Stable Building, April 30, 1979.

Progress Bulletin, Uncovering Pomona History, August 9, 1987.

Selby, G. Stanton. City of Pomona Inter-Office Communication, May 1977.

Stemple, Terry and Kasperowicz AIA, Proposal to Preserve the Stables, 1987.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

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Pomona City Stable

Los Angeles County, California

### Verbal Boundary Description

The Pomona City Stable building is located in the Southeast ¼ of the lot presently occupied by the Pomona City Yard at the Southwest corner of Monterey Street and White Avenue, Pomona, California. The large brick building is on its original foundation site approximately 315 feet South of Monterey and 30 feet West of White Avenue. The Assessor's Parcel Number is 8340-032-909. An artificial boundary of approximately ten feet surrounds the brick stable building as indicated by the bold black line and callout on the sketch map. The dimensions of the boundary are approximately 118 feet by 64 feet. The footprint of the building (approx. 98' x 44') is indicated by a red line and callout, also on the sketch map.

### Boundary Justification

The Pomona Stable is the only significant building within a large lot including at least twelve non-contributing structures (See aerial image on continuation sheet). The National Register boundary was chosen to exclude non-significant buildings on the lot.

United States Department of the Interior  
National Park Service

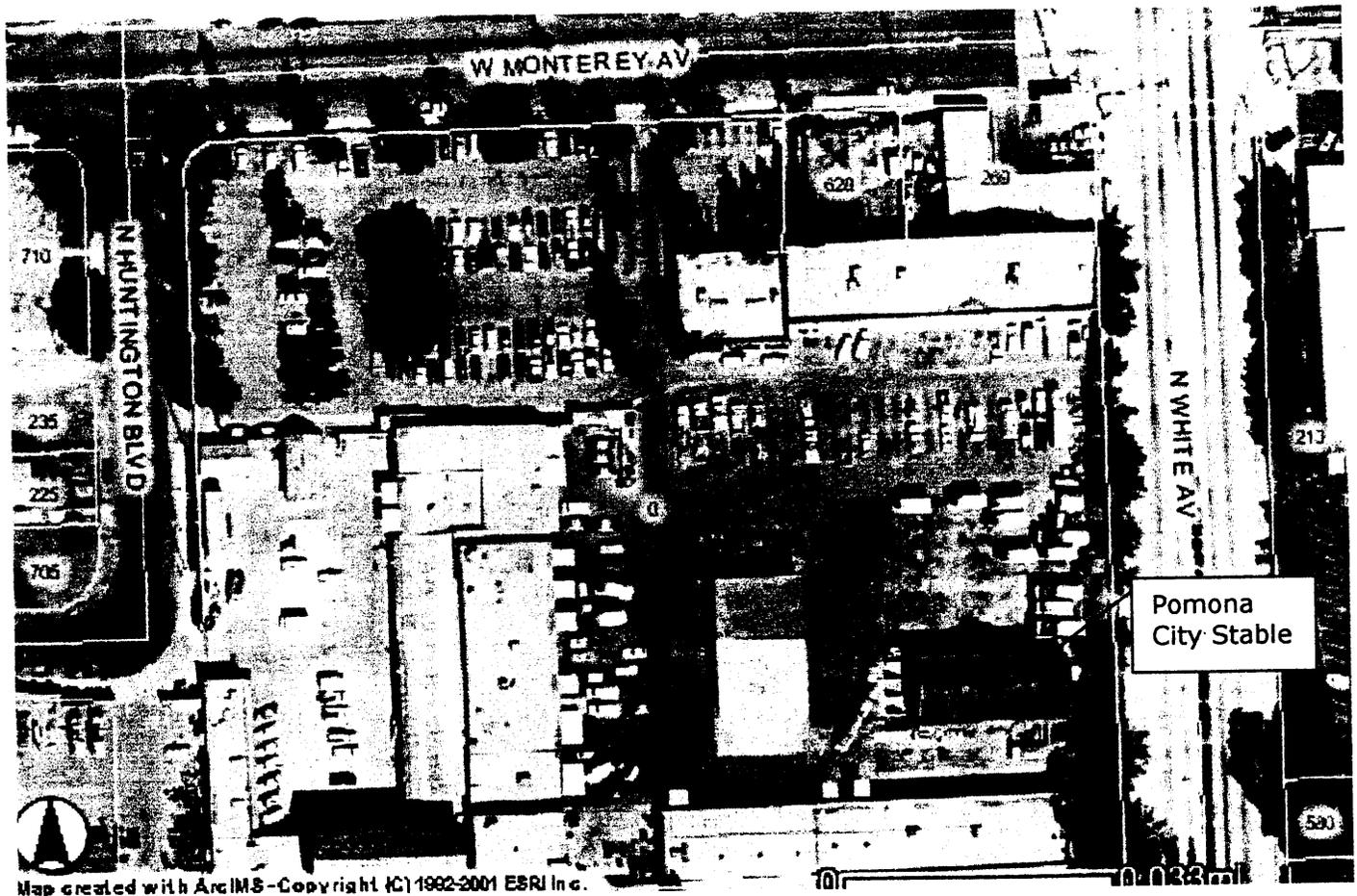
National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Pomona City Stable  
Section 10 Page 2

Los Angeles County, California

Aerial Image



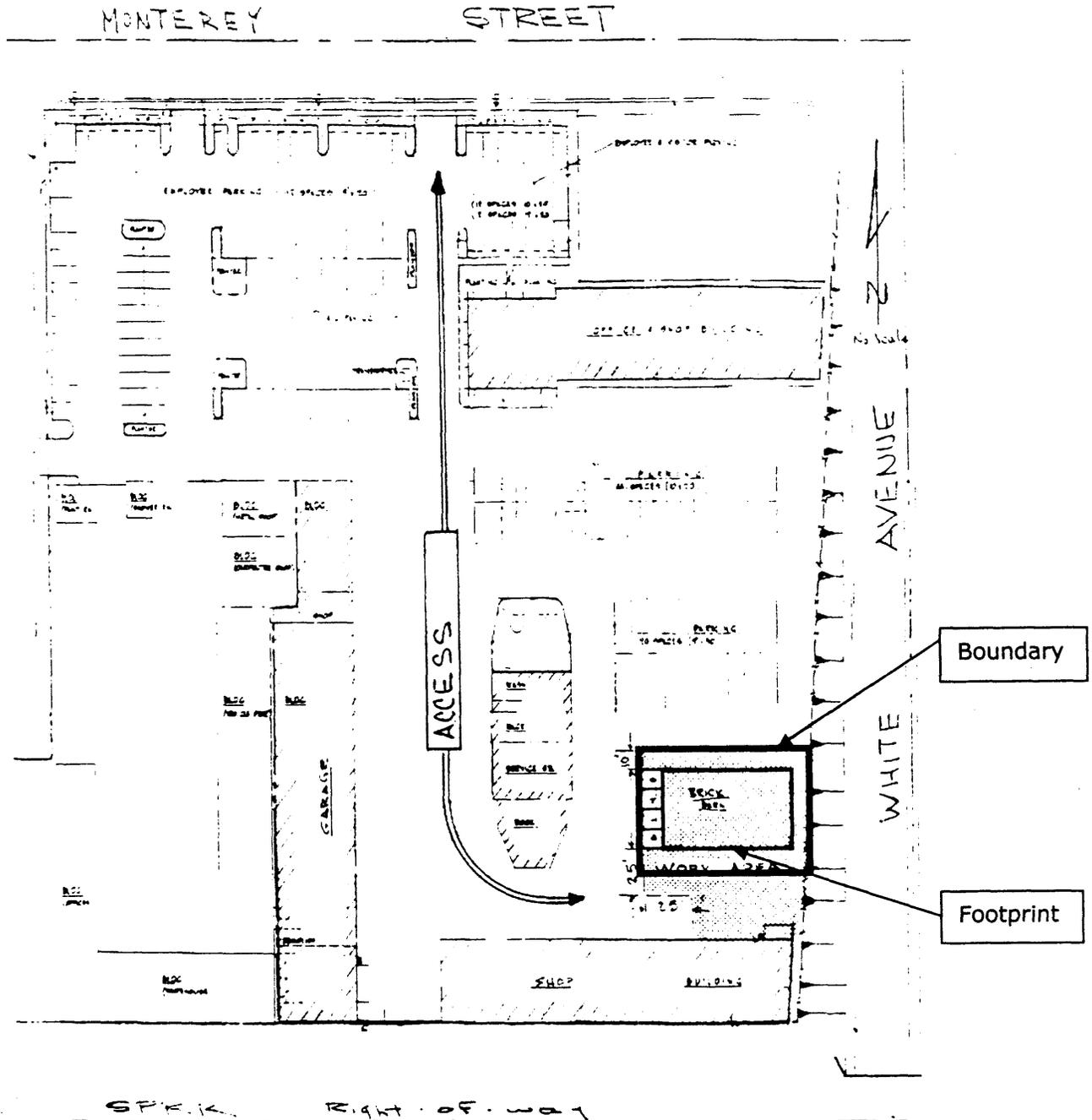
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Pomona City Stable  
**Sketch Map**

Los Angeles County, California



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page

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Pomona City Stable  
Photographs and slides Page 1

Los Angeles County, California

**8 x 10** Black and White; photographer: Jim Gallivan, taken Feb. 2004.

**Negative location: Pomona Valley Historical Society**

1. South elevation: Central portion.
2. North elevation from NW corner.
3. West elevation; including sectional concrete bays with road repair material.
4. West elevation and part of south elevation from SW corner.
5. East elevation from NE corner.

United States Department of the Interior  
National Park Service

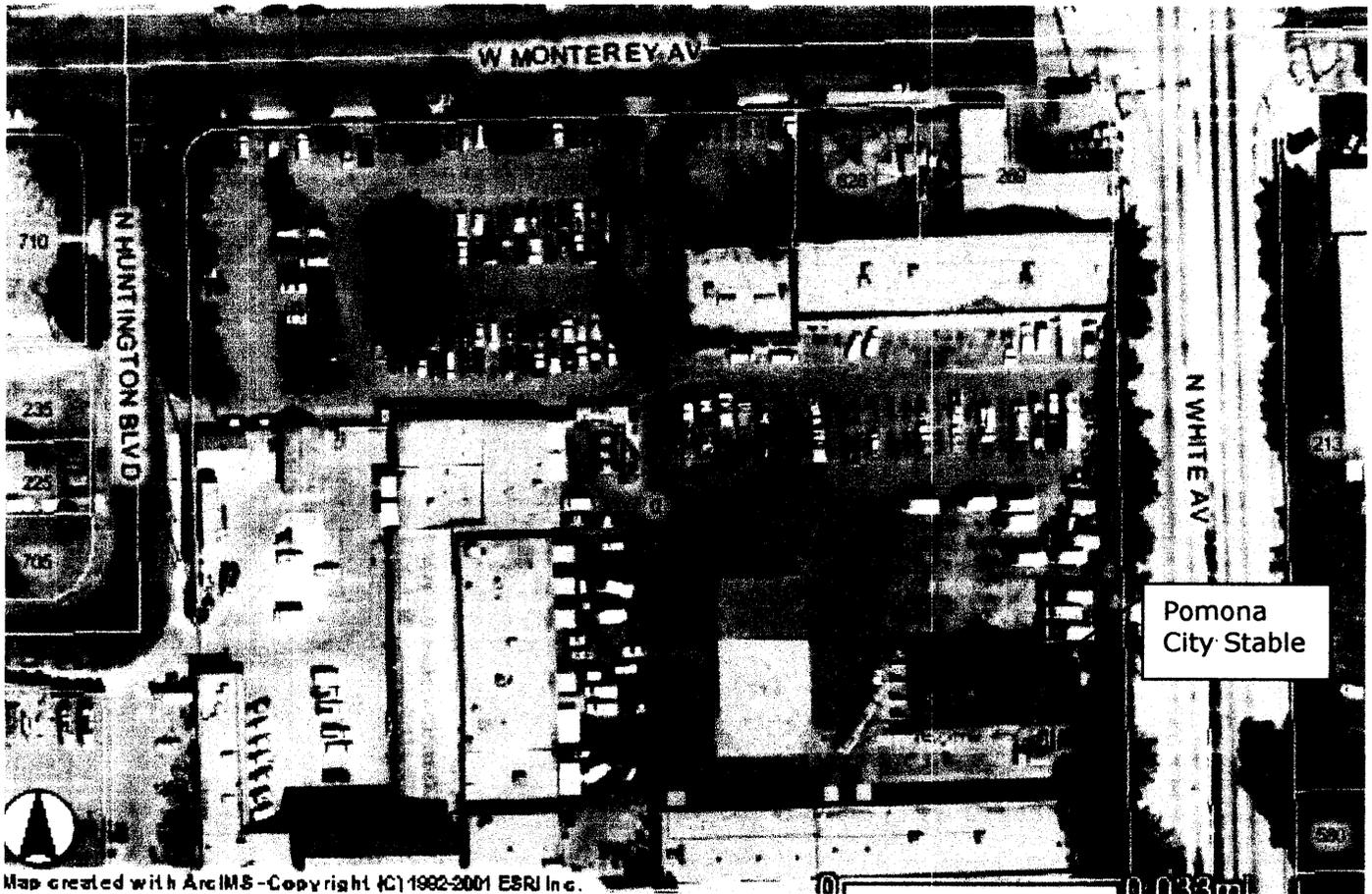
National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Pomona City Stable  
Section 10 Page 2

Los Angeles County, California

Aerial Image



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Pomona City Stable  
Sketch Map

Los Angeles County, California

