

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23<sup>rd</sup> Street, Suite 100  
SACRAMENTO, CA 95816  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@parks.ca.gov



March 7, 2017

Los Angeles County Board of Supervisors  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Room B-50  
Los Angeles, California 90012

**RE: National Register of Historic Places Nomination for  
Mayfair Hotel**

Dear Board of Supervisors:

Pursuant to Federal Regulations 36 CFR Part 60.6(c) I am notifying you that the State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details on that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail.

Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23<sup>rd</sup> Street, Suite 100, Sacramento, California 95816. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, or would like a copy of the nomination, please contact the Registration Unit at (916) 445-7004.

Sincerely,

A handwritten signature in black ink, appearing to be "Julianne Polanco", written over a horizontal line.

Julianne Polanco  
State Historic Preservation Officer

Enclosures: Meeting Notice

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**MEETING NOTICE**

**FOR:** State Historical Resources Commission Quarterly Meeting

**DATE:** Wednesday, May 10, 2017

**TIME:** 9:00 A.M.

**PLACE:** Council Chamber  
Pasadena City Hall  
100 North Garfield Avenue, Room S249  
Pasadena, California 91109

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008.

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

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

**1. Name of Property**

Historic name: Mayfair Hotel (Formerly Avis Hotel)

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

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



**2. Location**

Street & number: 115 E. Third Street

City or town: Pomona State: CA County: Los Angeles

Not For Publication:

Vicinity:

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

\_\_\_national \_\_\_statewide \_\_\_local

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_C \_\_\_D

_____ <b>Signature of certifying official/Title:</b>	_____ <b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ <b>Signature of commenting official:</b>	_____ <b>Date</b>
_____ <b>Title :</b>	_____ <b>State or Federal agency/bureau or Tribal Government</b>

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**4. National Park Service Certification**

I hereby certify that this property is:

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

\_\_\_\_\_  
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



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19TH CENTURY  
AND EARLY 20TH  
CENTURY REVIVALS/Neoclassical

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Concrete, Brick, Wood

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The 9,182 sq. ft. Avis/Mayfair Hotel, located at 115 E. Third Street is a 5-story, poured concrete and brick neoclassical commercial/hotel building along the major thoroughfare in downtown Pomona at the corner of Garey Avenue and Third Street. The building was historically adjacent to railroads (Union Pacific Railroad and Pacific Electric Railway), and close to Holt and Mission Avenues, the major east-west thoroughfares from Los Angeles to San Bernardino, Riverside, Palm Springs, and other communities east of Los Angeles.

The original hotel had 65 hotel rooms on floors 3-5. Remodeling in 2014 reconfigured that to 32 studio, one- and two-bedroom apartments on floors 2-5. The second floor was originally open from the first floor except on the entryway where the entryway rooftop was a sun deck.

The first floor contained retail businesses and a restaurant. The basement level included a lunch room, which later became a bar. (see FIGURE 4, page 17.)

The exterior of the building with its entrance portico, double door entry to the lobby, brick façade on the upper floors and distinctive blade sign (see FIGURES 1 & 2, pages 14-15). It has a U shape which afforded the upper floor rooms adequate lighting and provided a rooftop sunning area for hotel guests (this original area was cut through to provide current code lighting, access requirements to the second floor unit with an atrium created on the second floor level). Windows on the 3-5 floor face all directions and are distinguished by a concrete lentil above each window. (see Photos 1-10 of 28, pages 21-23)

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The building's exterior has maintained much of its original character since its 1915 opening and has been restored to its 1915 era of significance using Secretary of the Interior Standards which have qualified it for historic tax credits (awarded December 1915).

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## **Narrative Description**

The concrete and brick building is located at the corner of Garey Avenue and Third Street in the city of Pomona. During its period of significance, Pomona was one of the largest cities in what is now described as the Pomona Valley and a center for trade and commerce. Its physical appearance has been restored, following the Secretary of the Interior's standards, resulting in the issuance of tax credits, to its 1915 appearance with a few modifications, most significantly the 1930s Mayfair Hotel blade sign and the later 1930s or '40s enclosing of an open corner entry on the ground floor corner of Garey and Third.

The first floor level exterior is concrete with smooth stucco facing and scoring to appear as large blocks. Above the first floor is red brick with fenestration lintels of poured concrete with the same smooth stucco finish. Windows are original double-hung wood sash on the north, south, east, and west side upper floors, with larger display windows on the first floor retail spaces on the west and south elevations. First floor on the east elevation has restored original large "tilt-out" windows. East side upper floor windows differ from those on the other elevations, having arches over the window instead of the linear lintels and are brick as opposed to the smooth stucco.

Exterior fire escapes are on both the south and west sides of the building. On the south side of the building is the historic main entrance (today it serves as the entrance to the restaurant/pub) with a wood portico extending over the sidewalk to the street. Double doors are used for the main entry, with smaller single wood doors being used for the storefronts on the south and west sides. On the east side, there is a newly constructed doorway which serves as the main entryway to the newly constructed apartments on the upper floors. The U-shaped building also includes an atrium area within the U above the first floor. This atrium area is open above.

Interior of the first floor includes spaces that were historically retail spaces, remodeled to accommodate modern tenants. However, historic doors, windows, and exposed original brick were maintained where possible.

Interior 2<sup>nd</sup> through 5<sup>th</sup> floors were gutted prior to current owner's tenancy. These spaces were reconfigured to create studio, one- and two-bedroom apartments (32). Many rooms have exposed brick on outer walls (where possible) and original windows with reconstructed screens recreated from a single surviving window screen. All hardware was also reproduced to match original.

Second floor which had original created high ceilings in the first floor retail spaces, was remodeled to create apartments. Again, windows and brick walls were incorporated into the newly designed areas. Above the main entry, an atrium was created on the second floor to facilitate current code requirements for light and emergency escape. While a hole was cut in the original sun deck, a walkway was maintained so that one can still see how the original sundeck looked. In addition, the original French doors to the original sundeck have been maintained.

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Additional changes include the installation of solar panels on the roof (completely shielded from all sightlines, air conditioning, and upgraded utilities including wifi connectivity. The setting for the property is in its original location, at the heart of the historic downtown, adjacent to the local landmark Millard Sheets pedestrian mall, the iconic Home Savings building designed by Millard Sheets, cater-corner to the National Register Pomona Fox Theater. Its design by Meyer and Holler is true to the original design, the only changes made during the remodeling was cleaning, restoring the original fenestration on the east side, and constructing a new entry for the apartments on the east side. It is surrounded by other buildings from the 1890s – 1940s. The material and workmanship is original to the era of significance and it evokes a feeling of downtown life and the growth of commerce in the Pomona Valley. While it had been associated with blight during the latter part of the 20<sup>th</sup> century through the first few years of the 21<sup>st</sup> century, the restoration of the building has brought back its association with the best that Pomona has to offer.

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## 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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
-

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- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Commerce

Social History

Community Planning and Development

Law

**Period of Significance**

1915-1964

**Significant Dates**

1915 Year of Construction

1932 Became Mayfair Hotel/ Blade Sign added

1964 Stoner v. California decision

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

**Architect/Builder**

Meyer & Holler

\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Mayfair Hotel is eligible to the National Register under Criterion A in the areas of Commerce, Social History and Law, for its role as a hotel on an important transportation corridor in Pomona,

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and for its association with the *Stoner vs. California* Supreme Court case. It is also eligible under Criterion C as the work of architect/builders Meyer and Holler, as an example of the Neoclassic commercial building type. The property is nominated at the local level of significance, with a period of significance of 1915-1964.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Designated a local Pomona Historic landmark in 2011, the Avis/Mayfair Hotel building is a commercial style building, built in 1914 (opened in 1915) by the Meyer and Holler Architectural firm and the Milwaukee Building Company construction firm for Walter Moore Avis. This is an early example of the Design/Build approach described as: “a construction project delivery system where, in contrast to ‘design-bid-build’ (or ‘design-tender’), the design and construction aspects are contracted for with a single entity known as the design-builder or design-build contractor.” (Wikipedia).

In 1927, the Avis Hotel was sold and sometime later became the Edgar Hotel when leased by Neil Edgar. In 1932, the hotel was sold to Ethel M. Bullock, who renamed it the Mayfair, the name that it maintains to this day. The Mayfair Hotel group also included the Mayfair Hotel in downtown Los Angeles, which has similar architectural style and continues to operate as a hotel.

The hotel was built at the nexus of transportation for the entire Pomona Valley and the eastern end of the Los Angeles metropolitan area. It was serviced by the Southern Pacific Railroad (the station is within 2 blocks of the hotel site), the Pacific Electric Railway which had trolley cars running down the center of Garey Avenue which extended to Los Angeles and San Bernardino as well as the entire “Red Car” network, and was within blocks of the two major east/west auto routes, Holt and Mission boulevards which saw much of the early auto traffic. The concentration of business and transportation

**A. Associated with events that have made a significant contribution to the broad patterns of our history: Law**

The Mayfair hotel played a role in a significant case that was heard by the US Supreme Court, *STONER v. CALIFORNIA*, 376 U.S. 483 (1964). (See Addendum C, page 33) This case established 2 very important rules of law:

“1. A search without a warrant can be justified as incident to arrest only if substantially contemporaneous and confined to the immediate vicinity of arrest. *Agnello v. United States*, , followed. Pp. 484-487.

“2. A hotel guest is entitled to the constitutional protection against unreasonable searches and seizures. The hotel clerk had no authority to permit the room search and the police had no basis to believe that petitioner had authorized the clerk to permit the search. Pp. 488-490.”

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The Mayfair Hotel in Pomona is the hotel that was the subject of the search mentioned, thus it is the site directly associated with the historic events that led to the *Stoner vs. California* decision.

The Avis/Mayfair hotel had a significant role in the establishment of property rights under the US Constitution, particularly the unlawful search and seizure clause of the 4th Amendment as it pertains to transient residency rights.

The decision of the supreme court, authored by Justice Potter Stewart, gives the facts of the case (Pages 375-376 U. S. 485): “On the night of October 25, 1960, the Budget Town Food Market in Monrovia, California, was robbed by two men, one of whom was described by eyewitnesses as carrying a gun and wearing horn-rimmed glasses and a grey jacket. Soon after the robbery, a checkbook belonging to the petitioner was found in an adjacent parking lot and turned over to the police. Two of the stubs in the checkbook indicated that checks had been drawn to the order of the Mayfair Hotel in Pomona, California.

“Pursuing this lead, the officers learned from the Police Department of Pomona that the petitioner had a previous criminal record, and they obtained from the Pomona police a photograph of the petitioner. They showed the photograph to the two eyewitnesses to the robbery, who both stated that the picture looked like the man who had carried the gun. On the basis of this information, the officers went to the Mayfair Hotel in Pomona at about 10 o'clock on the night of October 27. They had neither search nor arrest warrants.”

Police detective Oliver, Officer Collins and one other asked the night clerk if there was a party by the name of Joey L. Stoner living at the hotel and asked to be search the room. The night clerk gave the permission and a gun, ammunition, and glasses were found. These were eventually used in court where there was a conviction.

In an 8-1 decision, the court held:

1. A search without a warrant can be justified as incident to arrest only if substantially contemporaneous and confined to the immediate vicinity of arrest.
2. A hotel guest is entitled to the constitutional protection against unreasonable searches and seizures. The hotel clerk had no authority to permit the room search and the police had no basis to believe that petitioner had authorized the clerk to permit the search.

This clearly established the right of an individual to not have their hotel room searched without a warrant. The minority report of the court was written by Justice Harlan, “I entirely agree with the Court's opinion, except as to its disposition of the case. I would remand the case to the California District Court of Appeal so that it may consider whether or not admission of the illegally seized evidence was harmless error.”

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**A. Associated with events that have made a significant contribution to the broad patterns of our history: Commerce**

The Mayfair is indicative of transportation corridor development. It is also an important piece in the development from an agricultural area to an important commercial area in the development of the city.

The property at 115 E. 3rd Street was originally developed by Walter Moore Avis as the Avis Hotel in the neo-classical architectural style. Mr. Avis was appointed Pomona's Postmaster by President Theodore Roosevelt in 1902 and was "consistently a designer and builder of high-class homes, of distinct architecture, and in this respect has done much to make the residential section of Pomona one of the most beautiful in Southern California, the place renowned for its wonderful streets full of homes which compare with any in the world."

The Mayfair hotel reflects the growth of the city during its first formative years (founded in 1888), particularly those years following WWI. "Mr Avis and his wife set out from Pomona in January 1914 and made a tour of the world returning in the following October. Perhaps as the result of this broadening travel Mr. Avis saw the necessity for a modern hotel and when requested to do so by his fellow citizens started the desired improvement and the Avis Hotel. The work was commenced on July 1 1914 and January 1, 1915 it had been completed furnished and occupied at a cost of \$100,000 a fine fireproof structure of five stories sixty rooms." During the period of significance (1915-60), Pomona, and the entire Pomona Valley was attracting the attention of the country's best architects, and the Mayfair is an example of that economic development (see Criterion C below).

The Avis Hotel appears to have lived up to its distinction as a "modern" hotel, attracting even sports teams. Braven Dyer wrote in the *Los Angeles Times* on March 27, 1925 that the Cal Golden Bears "from Berkeley blow into the city today. Headed by Walter Christie, who has been coaching track teams since Moses carved out the first of the Ten Commandments with his meat ax, the California contingent arrives via the early morning milk train and will be loaded into some other type of conveyance and carried to the town of Pomona. During their stay in the south the Bruin athletes will sleep and take on their heavy ammunition at the Hotel Avis in the Citrus Belt metropolis." (see FIGURE 3, page 16).

The Mayfair hotel is located within the Pomona Downtown Specific Plan in an area that has been designated by the Plan as the Historic Downtown Corridor. It is part of a grouping of recognized historic buildings that includes the buildings in the Antique Row area of East 2nd Street, Buildings to the south on Garey Avenue, as well as being directly across the street from the National Register Pomona Fox Theater. The hotel was considered eligible for local designation as a National Register historic landmark and qualified for historic tax credits (Project #26513).

The Avis/Mayfair Hotel was built by Walter Moore Avis. Mr. Avis was appointed as Postmaster for Pomona by Theodore Roosevelt in 1902 and was reappointed in 1907, serving 10 years and 10 days in that post. As postmaster he was responsible for moving and modernizing the post office to a site on Thomas Street (demolished) in the downtown area from its previous location on Second Street, expanding the business district to the south side of the downtown. "He has

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built more business houses than any other individual and has been the largest taxpayer in the city; among the buildings are the Belvedere Theater, Avis Block, Postoffice Block, Avis Hotel, and he plans to build one more structure on a lot adjoining the Avis Hotel. He has owned and improved other valuable property. He was one of the original stockholders of the Mutual Building and Loan Association of Pomona and has been on the board of directors for twenty-five years. He has also been a director of the American National Bank for many years.” (*History of Pomona Valley California*). Note, the only extant building of those mentioned is the Mayfair Hotel.

Mr. Avis also served as a California Fish and Game commissioner, “Mr. Avis is fond of hunting and fishing, being a good shot, and when serving as a commissioner, charged with the preservation of State game and fish, he put new game into the country and stocked the creeks with fish, all at his own expense.”<sup>8</sup> And probably most important, “Mr. Avis was said to have built more business houses in Pomona than any other individual and to have been the largest taxpayer in the city for several years.” (ibid)

In addition to Mr. Avis, the Avis / Mayfair Hotel was an important gathering spot for the community and most certainly many of the city’s most prominent citizens were regulars at the lounge. This includes the opening of the Pomona Court in 1933. (see Addendum B, page 32).

The Mayfair, with its proximity to the National Register Pomona Fox Theater hosted celebrities visiting Pomona for previews, included national and state public figures. It has been documented that Clark Gable was a guest at the hotel when he was in the area looking to purchase a horse (we suspect from Kellogg, who had the Arabian Horse stables on his nearby property) for his wife, Carole Lombard.<sup>1</sup> (See Addendum A, pages 29-31)

**Criterion C. 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.**

The Avis Hotel is the sixth project of the design/build team of Meyer & Holler, their first being the Mt. Washington Hotel and Inn built in Los Angeles in 1909. Meyer & Holler were early proponents of the Design/Build approach described as: “a construction project delivery system where, in contrast to "design-bid-build" (or "design-tender"), the design and construction aspects are contracted for with a single entity known as the design-builder or design-build contractor. The design-builder is usually the general contractor, but in many cases it is also the design professional (architect or engineer). This system is used to minimize the project risk for an owner and to reduce the delivery schedule by overlapping the design phase and construction phase of a project. Where the design-builder is the contractor, the design professionals are typically retained directly by the contractor. The most efficient design-builder has design and construction professionals working directly for the same at-risk entity. This is one of the oldest forms of construction since developing from the "master builder" approach.”

Along with their Milwaukee Building Company, the design firm, headed by Mendel Meyer, Gabriel Holler, Phillip W. Holler, and Julius C. Schneider, were one of the premier architectural firms in the Western United States. “At first emphasizing residential work of an increasingly

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important scale, Meyer & Holler switched to an emphasis on commercial work after World War I. Integral to the company's strategy for success was the offering of architectural design services of an unusually high level of quality, which it was able to do as a result of hiring some of the finest architectural design talent available in Southern California in the 1910s and 1920s." The Avis is the premier example of this shift to commercial from residential as a post WWI structure. "A number of Meyer & Holler buildings are now on the National Register of Historic Places"

Meyer and Holler would later go on to design and build such iconic buildings as:

- Culver Studios, Culver City (1919)
  - Granada Theatre, Hollywood, Los Angeles (1921)
  - Grauman's Egyptian Theatre, Hollywood (1922)
  - Montmartre Cafe, Hollywood (1922)
  - Hollywood Athletic Club (1922)
  - Southern California Music Company (aka Singer Sewing Machine), Los Angeles (1922)
  - Fox Fullerton (1924)
  - Alex Theatre, Glendale, CA
  - Grauman's Chinese Theatre, Hollywood (1926)
  - Masonic Lodge, Wilshire Blvd, Los Angeles (1928)
  - Walker Building, Long Beach (1929)
  - Among many others.
-

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## B. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*Pomona's Historical Legacy: A Guide to Historic Downtown Pomona*, Diann Marsh, Jan, 1984, pub. By City of Pomona

*History of Pomona Valley California with Biographical Sketches of The Leading Men and Women of the Valley Who Have Been Identified With Its Growth and Development from the Early Days to the Present*, Historic Record Company, Los Angeles, Cal, 1920

*Los Angeles Times* on March 27, 1925

*Inland Valley Daily Bulletin* (Ontario, CA), September 15, 2002, "Hotel Once Shined; Pomona's Mayfair hosted movie stars in its heyday" By Monica Rodriguez, Staff Writer

*Images of America: Early Pomona, Mickey Gallivan and the Historical Society of the Pomona Valley*, Arcadia Publishing, 2007

Stoner v. California. 376 U.S. 483. Supreme Court of the United States. 1964. Justia Supreme Court <http://supreme.justia.com/cases/federal/us/376/483/case.html>.

Wikipedia (<http://en.wikipedia.org/wiki/Design-build>).

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### 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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

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

Name of repository: Historical Society of Pomona Valley

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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### C. Geographical Data

**Acreeage of Property** .285

#### **Latitude/Longitude Coordinates (decimal degrees)**

(enter coordinates to 6 decimal places)

1. Latitude: 34.057114 Longitude: -117.749771

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#### **Verbal Boundary Description** (Describe the boundaries of the property.)

The property is bounded by the shared wall of the building at 250 S. Garey Avenue on the north, Garey Avenue on the west, Third Street on the East, and the parking lot (owned by the city of Pomona Vehicle Parking District) on the west.

#### **Boundary Justification** (Explain why the boundaries were selected.)

This is the legal property lines for the property as described in the attached file TOPO SURVEY-2-ARCH.pdf prepared by CC&R, Inc.

---

### D. Form Prepared By

name/title: John Clifford, consultant  
organization: John Clifford Consulting  
street & number: 182 Monroe St.  
city or town: Pomona state: CA zip code: 91767  
e-mail: John.Clifford@verizon.net  
telephone: 909 576-5795  
date: 3/28/16

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### **Additional Documentation**

Submit the following items with the completed form:

#### **Figures referenced in text:**

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## FIGURES

### FIGURE LOG

Figure 1: Historic postcard of Mayfair hotel (approx. 1934)

Figure 2: Post-renovation street-level view of Mayfair Hotel at corner of Garey Avenue and 3rd Streets.

Figure 3: Article from Los Angeles Times on March 27, 1925

Figure 4: The lounge at the Mayfair Hotel, Historic Frasher Postcard from the Pomona Library collection.



Figure 1: *View of Mayfair Hotel from the 1930s (historic postcard)*

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*Figure 2: Post-renovation street-level view of Mayfair Hotel at corner of Garey Avenue and 3rd Streets.*

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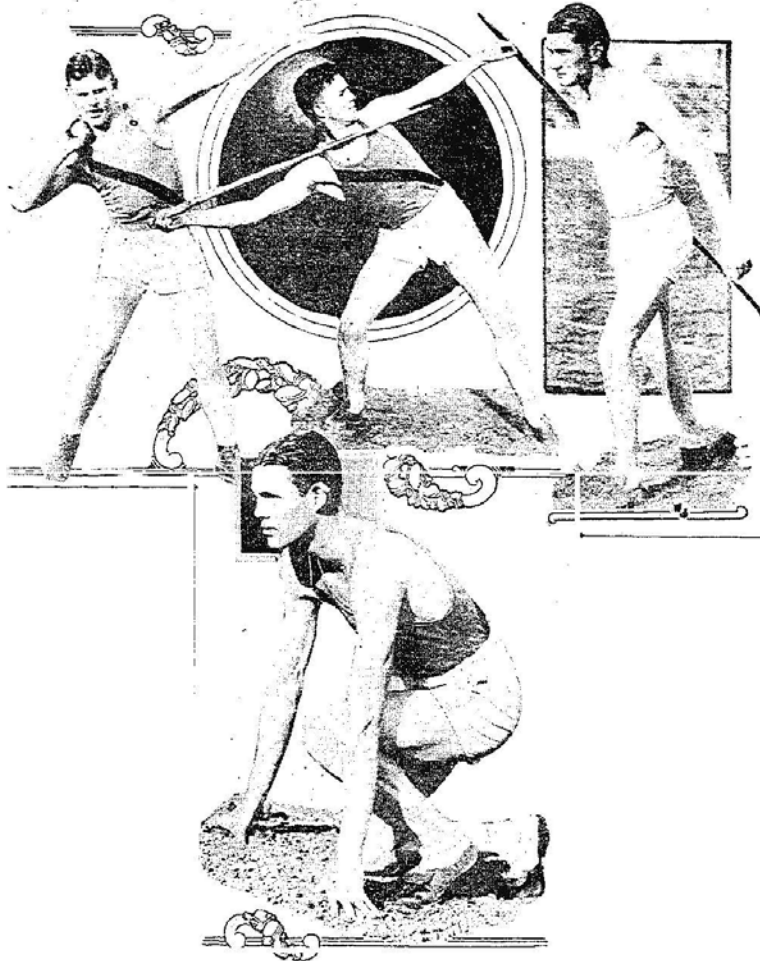
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**IN THE LIMELIGHT TOMORROW I**  
BRAVEN DYER  
*Los Angeles Times (1923-Current File); Mar 27, 1925;*  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
pg. B1

**IN THE LIMELIGHT TOMORROW**

When the University of California track team meets Pomona at Claremont tomorrow afternoon some of the best men in the West will be seen in action. On the left below is Gordon, powerful Bear weight man who is sure to win either the shot or discus and another 200 lb. The athlete in the center is Verne Dodson, javelin thrower of the Bruins. He will have a real battle with Chuck Eaton, right, who is the best of the local spear throwers. The chip below answers to the name of Jim Barber, he runs the dashes for the Berkeley team and does the hundred in 16, flat.



**BEARS ARRIVE TODAY**

*Coach Walter Christie and California Athletes Due This Morning for Tomorrow's Pomona Meet*

BY BRAVEN DYER

The Golden Bears from Berkeley blew into the city today. Headed by Walter Christie, who has been coaching track teams since Moses carved out the first of the Ten Commandments with his meat ax, the California contingent arrives via the early morning milk train and will be loaded into some other type of conveyance and carried to the town of Pomona. During their stay in the south the Bruin athletes will sleep and take on their heavy ammunition at the Hotel Avis in the Citrus Belt metropolis.

Tomorrow afternoon the Pomona College tracksters will furnish the Bears with a little light entertainment in the way of a meet at Claremont. The Redlands University runners are included in the affair also, but are not expected to cut much of a figure in the battle. Unless some of the Berkeley men fall off the train en route here or sprain their wrists playing poker, it is hard

to see how the Sacramento can get fifty points out of the meet. There will be plenty of good races on the program, however, and, such as this will be the only 1925 appearance of the California team in the south a large crowd is anticipated.

Christie has a well-balanced squad, plenty of good second and third-place men rounding out the

(Continued on Page 10, Column 4)

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Figure 3: Article from Los Angeles Times on March 27, 1925

Avis / Mayfair Hotel  
Name of Property

Los Angeles California  
County and State



Figure 4: *The lounge at the Mayfair Hotel*, Historic Frasher Postcard from the Pomona Library collection.

Avis / Mayfair Hotel  
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Los Angeles California  
County and State

### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Avis/Mayfair Hotel

City or Vicinity: Pomona

County: Los Angeles State: CA

Photographer: John Clifford

Date Photographed: 3/24/16

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 28: taken from across Third Street at Garey Avenue looking northeast, showing the south facing façade including portico entrance and blade sign.

2 of 28: taken from across Third Street mid-block facing northwest, showing the south facing façade including portico entrance, blade sign, and part of the east side of the building.

3 of 28: taken from across Third Street mid-block facing north, showing south facing façade focused on portico entrance and detailing of open atrium, parapet wall, and fenestration.

4 of 28: taken from the southwest corner of Third Street and Garey Avenue facing northeast showing the southwest corner of the building as it wraps to the Garey Avenue side, including the blade sign.

5 of 28: taken from across Third Street mid-block facing north showing detailing of the portico main entrance and detailing of the atrium parapet wall.

6 of 28: taken from the northwest corner of Third Street and Garey Avenue facing east showing the southwest corner of the building as it wraps to the Garey Avenue side, including the blade sign and corner detail

7 of 28: taken from the southwest corner of Third Street and Garey Avenue facing north showing the southwest corner of the building including the blade sign and south corner detail

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8 of 28: taken from across Garey Avenue mid-block facing east showing the west façade including roofline detail, fenestration, brick, and stucco'd concrete as well as the blade sign and fire escape.

9 of 28: taken from across Garey Avenue mid-block facing southeast showing the west around to the north façades including roofline detail, fenestration, brick, and stucco'd concrete as well as the fire escape and the exposed upper floors where the north wall is shared with the building to the north on Garey

10 of 28: taken from across Garey Avenue mid-block facing east showing the façades and detail of fenestration, brick, and stucco'd concrete as well as the fire escape and where the north wall is shared with the building to the north on Garey.

11 of 28: taken from across Garey Avenue mid-block facing southeast showing detail of the blade sign at the southwest corner of the building.

12 of 28: taken from east side of Garey Avenue, near corner facing southeast (slightly) showing detail of blade sign.

13 of 28: taken from southwest area of the parking lot on east side of site facing west and slightly south, showing the east façade including shared wall with building to the north on Garey, rear entryway (not historic), fenestration and historic (1930s) painted signage on brick.

14 of 28: taken from parking lot on east side of building facing northwest showing the rear entryway (not historic), the fenestration including the rounded first floor window openings and the stucco'd concrete at the base without the scoring seen on the south and west elevations.

15 of 28: taken from across Third Street facing north showing detail of fenestration including double-hung wood windows, wood screens (rebuilt from an existing original) and concrete lintels.

16 of 28: taken from northwest corner of site facing east showing front entryway and under entrance portico.

17 of 28: taken from south side of site, under entrance portico, facing slightly northeast, showing detail of front entry door and large original windows.

18 of 28: taken from south side of site, under entrance portico, facing slightly northwest, showing detail of front entry door and large original windows.

19 of 28: taken from south side of site, facing slightly northeast, showing detail of front entry of the retail space at 109 East Third Street.

20 of 28: taken from the northwest side of the site, facing slightly northeast, showing the detail of the front entry of the retail space at 270 South Garey Avenue.

21 of 28: Third floor room (all floors are similar) at the south side of the building facing west at the middle of the building, showing out to the original atrium.

22 of 28: Third floor room at the north side of the building, facing north showing maintained brick feature wall, including original window detail covered over when the shared wall of the building to the north was built.

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23 of 28: Taken from the third floor emergency hallway on the northwest side of the building, facing west, showing original fenestration and fire escape.

24 of 28: Third floor room at the west side of the building, facing west showing fenestration and original brickwork.

25 of 28: 109 E. Third Street commercial space. This is currently an "interactive game" space whose entry mimics an old hotel. Taken from the east side of the space, facing northwest. No defining original features.

26 of 28: 270 South Garey Avenue commercial space interior, taken from northeast corner of space facing southwest showing original doorway and fenestration.

27 of 28: Main entry to O'Donovan's restaurant taken from east side of space facing west showing doors to the restaurant space, the stairway leading to the pub in the basement, and the reception area. This was the original lobby of the hotel.

28 of 28: O'Donovan's restaurant taken from northwest corner of space facing slightly southeast showing the restaurant space. This space had originally been used as a variety of restaurants since the building's inception.

Additional historic photos, photos of prior to renovation, photos of construction, and final photos are on file as part of the phase 2 and phase 3 applications for historic tax credits, project #26513.

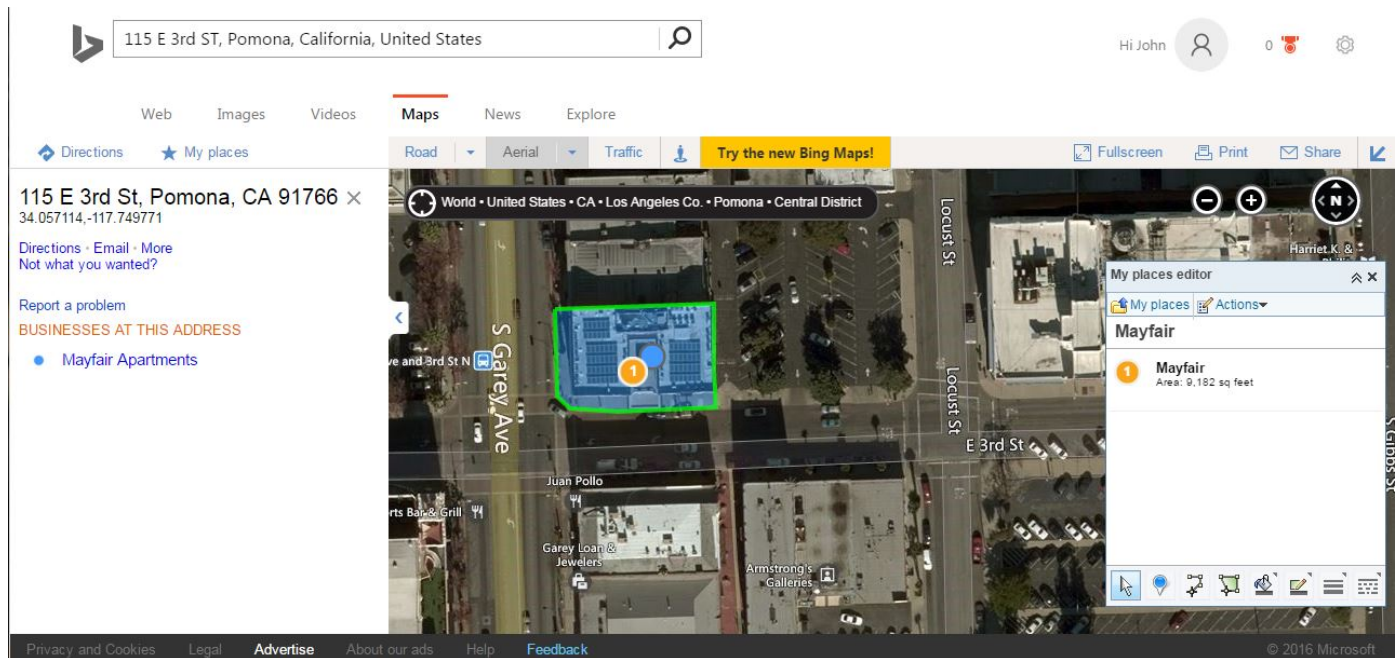
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<sup>i</sup> Inland Valley Daily Bulletin (Ontario, CA), September 15, 2002 Sunday, "Hotel Once Shined; Pomona's Mayfair hosted movie stars in its heyday,"  
By MONICA RODRIGUEZ, STAFF WRITER

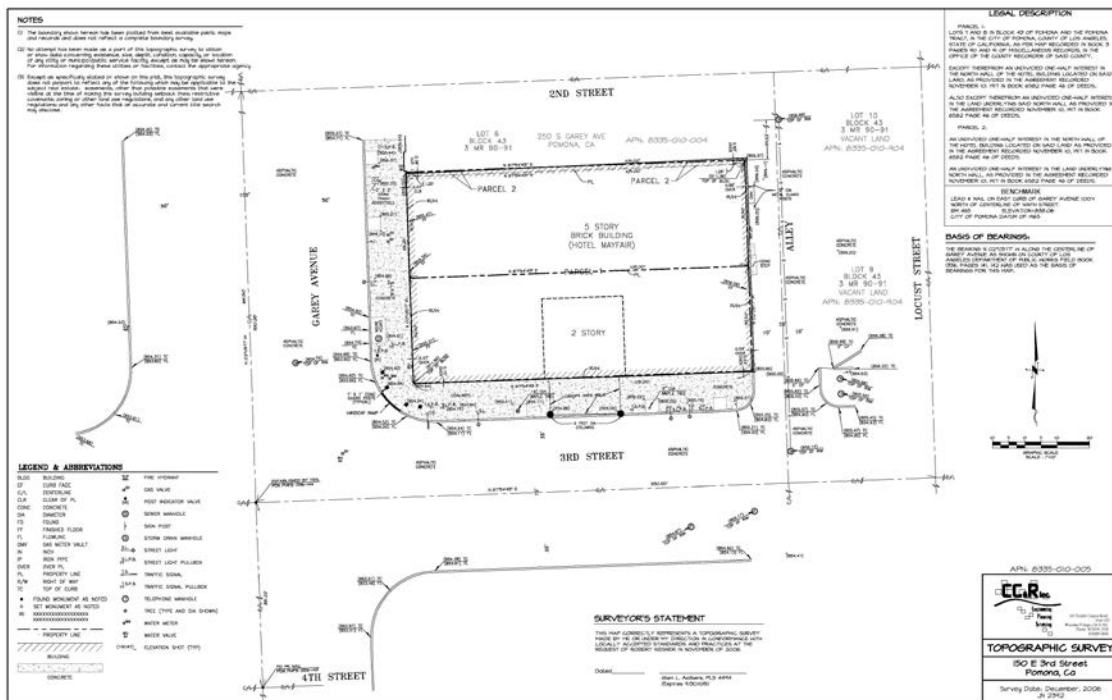
**Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.



- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Addenda: **A:** *Daily Bulletin* Article on history of Mayfair.  
**B:** Article from LA Times on event held at Mayfair.  
**C:** Article from *LA Times* on Stoner decision.

## Addendum A

Inland Valley Daily Bulletin (Ontario, CA)

September 15, 2002 Sunday

### **Hotel Once Shined; Pomona's Mayfair hosted movie stars in its heyday**

**BYLINE:** By MONICA RODRIGUEZSTAFF WRITER

**SECTION:** NEWS

**LENGTH:** 984 words

**DATELINE:** **POMONA**

<http://media.mnginteractive.com>

Ella foster, 94 of arleta worked at the **Mayfair Hotel in Pomona** when it was owned and operated by her mother-in-law.

Ella Foster remembers the beauty of the **Mayfair Hotel**, its classy and sometimes unusual guests and the thriving downtown of the 1930s and 40s.

Foster came to the **Mayfair Hotel** in 1932 when her mother-in-law, Ethel M. Bullock, owner of the stately **hotel**, decided to operate it instead of leasing it out. Bullock ran the **hotel** with the help of her sons Hubert and Jimmy and their wives.

Foster moved from Los Angeles to the **hotel** with her husband, Jimmy. .

"I didn't know anything about **Pomona**. 'Oh, you'll like it,'" Foster recalls Bullock telling her.

She arrived to find a thriving city. And the **Mayfair** was the largest **hotel** in town.

"It was so good in **Pomona**," said Foster, now 94 and a resident of Arleta, in the San Fernando Valley. "At that time it was a booming town."

Today downtown is on the upswing, and thanks to new owners, the grand **hotel** will have a new lease on life.

Downtown developers Dave Armstrong and the Tessier family, purchased the **hotel** this summer and are now in the process of removing years of grime and deterioration.

Plans call for for turning the **Mayfair** into a museum or loft-type housing with a restaurant. A feasibility study is being done to look at the options, Armstrong said.

As the building is being cleaned out, pieces that may have historic significance are being saved, and a historical survey of the building is being performed, Jerry Tessier said.

The study should be completed before the end of the year, Tessier said.

"It's a great building. I could definitely imagine museum exhibits," he said.

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The five-story **hotel** was built in 1915, opened as the **Hotel** Avis in 1916, and later became the Edgar. It was in 1932 when Bullock took over and she announced the name would again change, this time to the **Mayfair Hotel**, according to an April 22, 1932, story in the Progress-Bulletin newspaper.

Foster had never worked the **hotel** business before coming to the **Mayfair**. She and Hubert's wife, Kathleen, took turns working the front desk, the switchboard and as hostesses in the dining room.

"It was all new to me," Foster said. "I was a little shy about greeting people at first ... But then I got into it and I'd tell the bell boy, 'Well, take these people up to room so and so.'"

In addition to the new name, the **hotel** also received a makeover inside.

The **Mayfair** was filled with the best furniture available, and fresh flowers and fruit baskets adorned tables around the **hotel**, Foster said. The dining room was very pretty with the finest linens and china, she added.

People would ask Bullock why she went to such trouble.

"Well, that's what I like and what I'll get," Foster recalled Bullock saying.

The **Mayfair** took in traveling salesmen, tourists on their way to or from Los Angeles and even a few honeymooners. There were permanent guests who stayed in apartments located on the **hotel's** fifth floor.

The dining room was always busy with guests and downtown business people. Bus drivers would often stop so passengers could eat there, Foster said. There were no freeways in the area in the 1930s and **Pomona** served as a food stop on long trips.

Even Hollywood stars stopped in for a bite sometimes, among them Clark Gable, Foster said.

Don Reavis was a permanent guest who worked as a horse trainer for the Carnation milk stables at what would later become Fairplex.

"He had riding clothes on all the time," Foster said. "He trained horses and [people] said he was good."

Reavis often had lunch at the **hotel** with clients. One day, he walked in with Gable who was shopping for a horse for actress Carol Lombard.

"I was kind of flustered for a minute," she said.

"He introduced me to him. 'This is Mrs. Foster,'" she recalled. "Everybody was excited."

Everyone tried to contain themselves, she said.

"We didn't want to embarrass him too much," Foster said. "But I'm sure the chef must have stuck his head out."

The **Mayfair** had its share of unusual guests, too.

An oil company brought two furry mascots -- a pair of lion cubs -- to the Los Angeles County Fair. While not at the fair, the handler stayed at the **Mayfair** and kept the cubs in the bathroom, Foster said. Most of the staff was aware of arrangement -- except one person.

"One day an extra maid came in," she said. "Nobody thought anything about it until all of a sudden there was this terrible scream coming from the second floor,"

"She went in and the little cubs jumped up at her," Foster said.

The cubs got out of the room and "were running up and down the hall" until the handler came back and rounded them up, Foster said.

World War II didn't hurt business, although it brought different guests.

The Los Angeles County Fairgrounds served as a meeting point for military personnel before they went overseas, she said.

Sometimes service men would come to the **hotel** and book a room for one person, but 10 to 12 would end up spending the night, Foster said.

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Girlfriends, wives and other relatives of the servicemen also stayed at the **Mayfair**.

"They were all here to see the boys for the last time," Foster said.

Whatever anyone could possibly need or want could be found downtown. There were dozens of shops filled with every kind of merchandise imaginable, she said.

"We had Montgomery Wards, we had J.C. Penney's, we had Kress and Woolworth. You wouldn't think a tiny little town would have so much," Foster said.

Shops like Alfred Gray, a woman's clothing store, and the Orange Belt carried some of the finest merchandise around.

"I wish every body had seen what a booming town it was," she said.

With new plans in the works for the grand old **Mayfair**, Foster could get her wish.

Monica Rodriguez can be reached by e-mail at [m\\_rodriguez@dailybulletin.com](mailto:m_rodriguez@dailybulletin.com) or by phone at [909] 483-9336.

**LOAD-DATE:** October 16, 2003

**LANGUAGE:** ENGLISH

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## Addendum B

OFFICIALS OPEN POMONA COURT; SPEAKERS HAIL CITY DURING FORMAL ...  
*Los Angeles Times (1923-Current File); Oct 24, 1933;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. A8

### OFFICIALS OPEN POMONA COURT

*Speakers Hail City During  
Formal Dedication*

*Lieut.-Gov. Merriam Heads  
Group on Program*

*Banquet Given at Noon by  
Valley Lawyers*

POMONA, Oct. 23.—High State, county and city officials, with outstanding members of the bar and



JUDGE HARTLEY  
SHAW.

civic leaders of the eastern portion of Los Angeles county in fitting ceremonies today dedicated the new local branch of the Los Angeles County Superior Court.

Led by Lieut.-Gov. Merriam, who congratulated Pomona in behalf of the State, high tribute was paid to the many prominent members of the bench and bar who have emanated from this city. Presiding Judge Shaw, assisted by Appellate Judge Bishop, presided over the ceremonies. A. L. Hickson, president of the Pomona Valley Bar Association, was master of ceremonies.

Hugh A. Thatcher, Supervisor for this district, headed a delegation of county officials, including Sheriff

Biscoe, who performed the duties of bailiff in an original manner. County Clerk Lampton, County Counsel Mattoon, Harold W. Kennedy, deputy county counsel; Jim Cartwright, deputy County Clerk; Mr. Blakeley, court clerk, and others.



JUDGE EDWARD  
BISHOP.

Assemblyman Evans, who was instrumental in the successful passage of the bill authorizing the local court at the last session of the State Legislature, also spoke.

Mayor Ferrin, accepted the court in behalf of the city, and was backed by members of the local bar and civic leaders, as follows: Allen P. Nichols, Walter Guerin, Col. F. P. Firey and Judge Gallup.

Former Pomonans, now practicing in Los Angeles, included Edwin A. Meserve, James Bennett and Will Hinrod.

The day's celebration culminated in a banquet at noon at the Hotel Mayfair, which had been arranged for the visitors by the valley bar.

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## Addendum C

HIGH COURT VOIDS SEARCH IN HOTEL: UPSETS CO  
Special to The New York Times  
New York Times (1923-Current file); Mar 24, 1964; ProQuest Historical New  
p.g. 20

### HIGH COURT VOIDS SEARCH IN HOTEL

#### Upsets Conviction, Ruling Police Went Too Far

Special to The New York Times

WASHINGTON, March 23—  
The Supreme Court indicated today that a man's home away from home is legally his castle, too.

The Justices unanimously found unconstitutional a police search of a suspect's hotel room without a warrant and without the permission of the suspect. They said the fact that a hotel clerk had approved the search was not enough.

In another case, the Court unanimously struck down the use of evidence obtained from an automobile, in a search without a warrant, after four suspected criminals had been removed from the car and taken to police headquarters.

This search had been defended as incidental to an arrest and thus not requiring a warrant. But the Court said it could not be so justified when the car was searched at a time and place "remote" from the arrests.

Together, the two cases indicated the continuing closeness of the watch the Supreme Court is keeping on illegal police searches and seizures.

#### Robbery Conviction Upset

It was just three years ago that the Court said the products of such police activity must be excluded from evidence in state criminal trials.

The two cases thus indicate the judicial attitude that New York's new stop-and-frisk law will face if and when tested. The law, whose constitutionality has been challenged, permits the police to stop and search people on the street on suspicion and without a warrant.

The hotel case was from California. It involved Joseph Lyle Stoner, convicted of robbing a Monrovia, Calif., supermarket at gunpoint on Oct. 25, 1960.

Two nights later, on the basis of an eyewitness description, the police went to the Mayfair Hotel in Pomona, Calif., and asked if Stoner was registered. He was, but he was out.

With the clerk's permission the police looked through Stoner's room and found various pieces of clothing said to have been worn in the robbery, and a pistol. He was arrested two days later in Las Vegas, Nev.

Justice Potter Stewart wrote the opinion of the court today, reversing Stoner's conviction. All joined except Justice John Marshall Harlan, who agreed with its principles but would have given the state courts a chance to say whether the admission of the illegal evidence actually prejudiced Stoner's trial.

#### Found 'Unpersuasive'

Justice Stewart first disposed of any thought that the search of the hotel room without a warrant was incidental to Stoner's arrest—two days later and miles away. The two, he said, were "completely unrelated."

The main argument of the state authorities was that the search was permissible because the hotel clerk had authorized it. But Justice Stewart found this "unpersuasive."

The unanimous opinion in the other case was written by Justice Hugo L. Black. It concerned John Brenton Preston, who was convicted with three other men of the Federal crime of conspiring to rob a federally insured bank in Berry, Ky.

The four were originally picked up on a charge of vagrancy for sitting in their car for hours doing nothing. Later, after the car had been taken by the police to a garage, various disguises were found in it and one man confessed to the bank robbery plan.

Justice Black said searches without warrants were allowed when incidental to an arrest in order to prevent the use of weapons, escape or destruction of evidence. But these possibilities no longer existed after the suspects' car had been towed to the garage, he said.

The case was argued for Preston by Francis M. Shea of Washington and for the Government by Sidney M. Glazer. Stoner was represented by William H. Dempsey Jr. of Washington, while on the other side was Arlo E. Smith, Chief Assistant Attorney General of California.

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