

Pomona Court

314 N. Pomona Avenue

1922

Craftsman Bungalow

**Status: Local Landmark;
Listed on the National Register**



Constructed in 1922, the Pomona Court is the oldest extant bungalow court in the city and one of the best examples of the U-shaped bungalow court form. As an extremely attractive example of the bungalow court, it is the only Craftsman-style court in the city, and it is a particularly late version of the type that flourished prior to World War I. The court is unified by material, scale, setback, design, and landscape setting, which combine to create a sense of refinement and graciousness.

The eight one-bedroom, one-bathroom attached bungalows are essentially identical in their exterior appearance, with the rear two-story duplex mirroring the Craftsman-era features of the bungalows, with similarly styled porches, columns, roofs, doors, and windows.

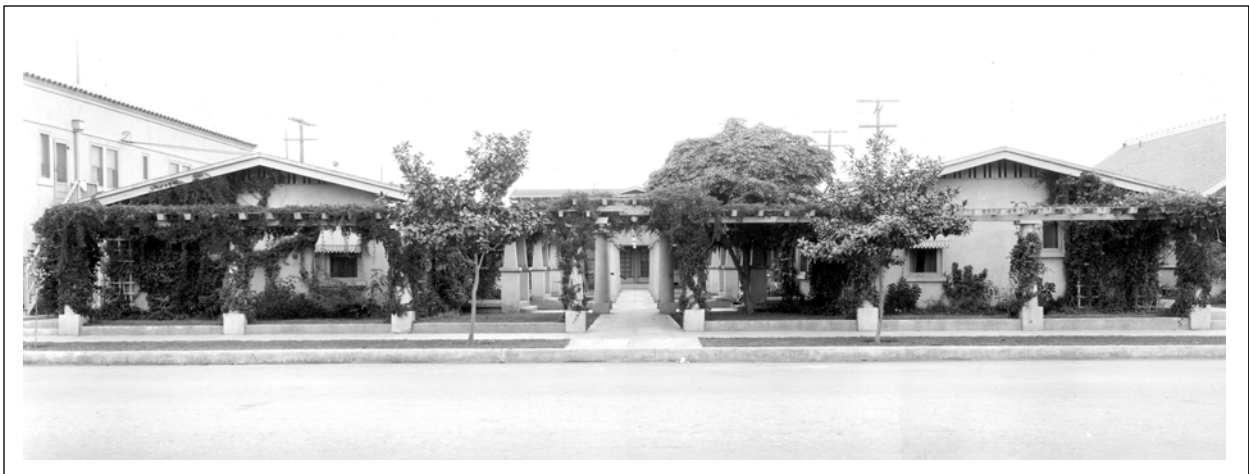
Over the last 94 years, there have been only minor modifications to the exterior and character-defining features of the interiors. The property has upgraded building systems throughout, including mechanical, electrical, and plumbing in order to meet current code requirements. In 2017, the owner made significant improvements to the property, including new exterior painting, new roofs, and the restoration of the wood pergola.

The Pomona Court is an outstanding example in the body of work of master architect Frank K. Benchley, and mark the only time he prepared plans for a bungalow court. Frank K. Benchley is the most significant local architect in Fullerton history; in the 1920s, he was the city's only licensed architect and one of the few in Orange County.

The Pomona court was the first phase of construction for the .45-acre property that also comprises the Pomona Apartments to the north, which was constructed one year later in 1923. These two residential

developments were the result of efforts by the Fullerton Improvement Company, whose members were committed to building needed facilities in the city. This organization was one of the most important building companies in the city's early history, tackling projects that other businessmen and government officials were unwilling or financially unable to tackle. The board of directors was aware that they were building a city, and the firm's buildings helped to create a sense of local identity and belonging and encouraged strong social networks.

In response to the severe housing shortage that gripped the community in the years following World War I, the Fullerton Improvement Company, headed by Charles Chapman and Edward Benchley, financed this property's development of rental housing – the only time this organization would fund the construction of residential units. When the Pomona Court was completed in 1922, the starting rents for the bungalow units were \$50 a month.



Pomona Court, 1927