



*City of Alhambra*

## **HISTORIC CONTEXT STATEMENT**

*March 25, 2022*

**HISTORIC  
RESOURCES  
GROUP**

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Cover Photo: Main Street, view looking southwest, circa 1906. *California State Library.*

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*Part I***INTRODUCTION**

View of early homesteads in Alhambra, circa 1884. *USC Digital Library.*



## INTRODUCTION

This draft Citywide Historic Context Statement was prepared at the request of the City of Alhambra. In September 2020, the City contracted with Historic Resources Group (HRG) to prepare a citywide Historic Context Statement. This project will provide the City of Alhambra with a comprehensive historic context statement that will serve as a foundation for historic preservation planning efforts in the City going forward.

The Historic Context Statement is a compilation of existing information – including published histories and historical narratives about the city, as well as previous surveys and property evaluations – supplemented with new research and analysis, providing the City with a comprehensive development history of Alhambra’s built environment. The Historic Context Statement identifies important periods of development, historical trends and development patterns, and important persons in the history of Alhambra. The period of study for this project commences with the initial development of Alhambra in the late 19<sup>th</sup> century and ends in 1980, allowing for information about development patterns and properties dating to approximately 40 years in the past.

This document represents an update to the 50% draft of the Historic Context Statement that was published in Spring 2021. The draft includes updates to the narrative overview and the draft themes based on additional research, feedback from the community and City staff, and a windshield study of the built environment in Alhambra. Preliminary eligibility standards have been added for each theme, to illustrate in general the type of information that will be included in the final draft. The eligibility standards are intended to aid in the future evaluation of historic resources; they will be refined and updated to be more specific to Alhambra as research and data collection continues.

The upcoming final draft will include updated information obtained through ongoing research of the city’s history and revisions based on feedback from City staff and the community.

The project follows guidance and standards developed by the National Park Service and the California State Office of Historic Preservation for conducting historic resources studies; specifically, the project is being developed using the National Register of Historic Places Multiple Property Documentation (MPD) approach. Guiding documents for this method include:

- The Secretary of the Interior’s Standards for Preservation Planning
- *National Register Bulletin No. 15: How to Apply the National Criteria for Evaluation*
- *National Register Bulletin 16A: How to Complete the National Register Nomination Form*
- *National Register Bulletin No. 16B: How to Complete the National Register Multiple Property Documentation Form*

- *National Register Bulletin No. 24: Guidelines for Local Surveys: A Basis for Preservation Planning*
- The California Office of Historic Preservation’s *Instructions for Recording Historical Resources*

## PURPOSE

In order to understand the significance of the historic and architectural resources in the City of Alhambra, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area’s physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*. The *Bulletin* describes a historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.<sup>1</sup>

A historic context statement is linked with tangible built resources through the concept of “property types,” which are groupings of individual properties based on shared physical or associative characteristics. A historic context statement should identify the various historical factors that shaped the development of the area, which may include:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

**A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment.** This historic context statement is intended to inform planning and land use decisions for the built environment in the City of Alhambra. The historic context statement provides a framework for the continuing process of identifying historic, architectural, and

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<sup>1</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed November 2020).

culturally, or socially significant resources important within the context of the development of Alhambra as well as the larger San Gabriel Valley region. It may also serve as a guide for citizens, planners, and stakeholders in their ongoing efforts to evaluate the relative significance and integrity of individual properties.

### **Contributors**

This historic context was prepared by Historic Resources Group. Christine Lazzaretto, Managing Principal, served as the Principal-in-Charge. Heather Goers, Senior Architectural Historian, was the primary author of the historic context statement. Kari Fowler, Senior Architectural Historian, supervised the windshield study. Molly Iker-Johnson, Architectural Historian, conducted the windshield study, provided research support, and coordinated website and social media content. Research and mapping support was provided by Robby Aranguren, Planning Associate/GIS Specialist. Additional research and content review was undertaken by Alexandra Madsen, Senior Architectural Historian, and Ani Mnatsakanyan, Intern. All are qualified professionals who meet or exceed the Secretary of the Interior's Standards Professional Qualification Standards.

This historic context statement is indebted to those members of the community that contributed information, research, and suggestions related to historical development patterns in Alhambra as well as specific properties. The project team would also like to extend their sincere gratitude to Chris Olson, Joyce and Oscar Amaro, and the members of the Alhambra Preservation Group and the Alhambra Historical Society Museum for their feedback and advice.

## **SCOPE AND METHODOLOGY**

### **Description of the Study Area**

The study area for the project reflects the current boundaries of the City of Alhambra. Alhambra is located in San Gabriel Valley region of Los Angeles County, to the northeast of the City of Los Angeles. The city shares its boundaries with the neighboring cities of South Pasadena and San Marino to the north, the City of San Gabriel to the east, the City of Monterey Park to the south, and the El Sereno and University Hills neighborhoods of Los Angeles to the west.

The geography and topography of the City of Alhambra are defined by its location within the western portion of the San Gabriel Valley, an alluvial plain created by the weathering of the nearby San Gabriel Mountains to the north, as well as drainage associated with the watersheds of the Rio Hondo and San Gabriel Rivers to the east. Topography is generally flat, with some hills in the western portion of the city.

Development within the City of Alhambra is characterized by areas of varying densities and uses. The northern half of the city, to the north of Mission Road, reflects higher-density development of varying types, including medium- to high-density residential development as well as commercial, business, and industrial uses. The southern portion of the city, to the

south of Mission Road, is generally characterized by residential development and is largely composed of low- and medium-density residential properties.

Regional access to Alhambra is provided via the San Bernardino (I-10) Freeway and the Long Beach (SR/I-710) Freeway. Major thoroughfares within the city include the north-south corridors of Fremont Avenue, Atlantic Boulevard, and Garfield Avenue; and the east-west corridors of Huntington Drive, Alhambra Road, Main Street, Mission Road, Valley Boulevard, and Garvey Avenue.

### **Previous Studies**

The City of Alhambra has been subject to two previous surveys; however, both efforts were limited in scope and do not represent a comprehensive inventory of the city's historic resources.

In 1980, the Alhambra City Council awarded a contract to Charles Hall Page and Associates to study the downtown redevelopment area.<sup>2</sup> Responding to a decline in the Central Business District, a program of revitalization through redevelopment and the addition of a major retail shopping center had been planned for the area. In conjunction with this redevelopment activity, the firm identified and mapped structures of potential historic significance in and around the Central Business District.<sup>3</sup> This analysis was based on a windshield survey performed by the firm; no historical research was undertaken for the sites in question.<sup>4</sup>

In 1984, the City of Alhambra received a grant from the California Office of Historic Preservation to conduct a historic resources survey as part of the State Historic Survey Program. In response to recent development trends, there had been a growing consciousness in the city of the need to preserve the city's rich architectural and cultural heritage.<sup>5</sup> Between 1910 and 1920, over 7,000 homes were built in Alhambra; by 1984 it was estimated that approximately 4,500 homes remained.<sup>6</sup> Many of the structures were now located in multi-family residential zones and were being replaced with higher-density apartment and condominium buildings. Considerable development activity had been seen taking place in historically single-family residential areas within the city, and as a result the City was particularly interested in studying neighborhoods that were developed before 1920, especially those with at least 75% of the original structures intact, as well in the identification of locally

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<sup>2</sup> "Council Contracts Redevelopment Study," *Los Angeles Times*, July 3, 1980.

<sup>3</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," prepared by Johnson Heumann Research Associates, Consultants to the City of Alhambra, for the Office of Historic Preservation, State of California, 8.

<sup>4</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," 8.

<sup>5</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," 8.

<sup>6</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," 9.

significant structures throughout the city.<sup>7</sup> To that end, the City of Alhambra engaged Johnson Heumann Research Associates to conduct a historic and cultural resources survey.

The consultants and two members of the City's evaluation committee undertook a windshield survey of the entire city, and also conducted an intensive-level survey of two single-family neighborhoods using volunteers. These neighborhoods were previously identified for their concentrations of pre-1920s housing stock and comprised the following areas: Area 1, bounded by Bushnell Avenue, Pine Street and Huntington Drive, Atlantic Boulevard, and Alhambra Road; and Area 2, bounded by Ninth Street, Norwood Place, Garfield Avenue, and Ramona Avenue. Along with buildings and structures within these areas, surveyors also identified shared planning features which contributed to the community's sense of time and place, including views and vistas, arroyos and parks, street trees, vintage streetlights, historic neon and commercial or rooftop signage, historic water towers, and other utilitarian structures. Over six hundred buildings in these areas were documented as part of the survey effort.

In addition to the two neighborhoods outlined above, the survey also identified thirty-four (34) individual "at-large" sites within the city limits which possessed historic, architectural, or cultural significance for documentation in the 1984-85 survey. These included twenty residences, four religious institutions, one educational facility, five institutional buildings, and four commercial and/or industrial structures.<sup>8</sup>

As part of the survey, a brief narrative overview of historic contexts related to the early development of Alhambra was prepared to inform the evaluations undertaken as part of the survey process. However, as this survey effort was focused primarily on single-family residential development dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the accompanying historic context statement is naturally limited in scope both chronologically and thematically and does not represent a comprehensive narrative of the City's development throughout the 20<sup>th</sup> century.

### **Research Methodology**

Sources consulted as part of this investigation included primary and secondary literature regarding the history and development of the City of Alhambra and the San Gabriel Valley region over time. Archival sources consulted included but were not limited to annexation records, city directories, census and voter registration records, contemporary historical accounts and memoirs, historical newspapers and periodicals, land patent records, secondary histories and biographies, and scholarly works including theses and journal articles. Visual records consulted included aerial photographs and historical photographs as well as a wide

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<sup>7</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," 9.

<sup>8</sup> "Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report," 30-31.

variety of historical maps including county assessor maps, fire insurance maps, irrigation maps, land ownership and patent maps, rail maps, and tract maps.<sup>9</sup>

Sanborn Insurance Company fire insurance maps, available online through the Library of Congress and the Los Angeles Public Library, were reviewed for the City of Alhambra for the following years: 1888, 1890, 1897, 1907, 1912, 1925, 1931, and 1950.

Tract maps associated with the City of Alhambra, available online through the Los Angeles County Department of Public Works, were reviewed for the years spanning from 1902, when the first tract was recorded, to 2019, the most recent year available. Additional miscellaneous records, which documented the earliest subdivisions of land in the area, and deed maps for original parcels were also reviewed.

It should be noted that this project was undertaken during the COVID-19 pandemic, which commenced in 2020 and continued into 2021, substantially impacting research efforts associated with the project. Stay-at-home orders were enforced in California during a majority of the period in which research and writing for the draft took place. As a result, institutional staffing at many research repositories as well as access to archival materials was restricted; as California begins lifting restrictions in 2021, additional archival research will be conducted as needed. HRG was able to access many research resources online, which included the following sites and organizations:

- Alhambra Preservation Group
- Ancestry.com
- Avery Index of Architectural Periodicals
- California Index
- California Office of Historic Preservation Built Environment Directory (BERD)
- California Office of Historic Preservation Los Angeles County Historic Resources Inventory (HRI)
- Electric Railway Historical Association of Southern California
- HathiTrust
- Historical Alhambra City Directories
- Historical California newspapers, including the *Los Angeles Evening Express*, the *Los Angeles Herald*, the *Los Angeles Times*, and the *San Francisco Examiner*
- JSTOR
- Los Angeles County Department of Public Works Land Records Information
- Los Angeles County Office of the Assessor
- Online Archive of California
- Sanborn Insurance Company fire insurance maps

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<sup>9</sup> A comprehensive listing of the sources consulted for this project is included in the Bibliography.

- U.S. Census records
- U.S. Department of the Interior Bureau of Land Management General Land Office records

Historical photographs and maps were also obtained online from the following sites:

- California Historical Society
- California State Library
- California State University, Monterey Bay
- David Rumsey Historical Map Collection
- Huntington Library
- Library of Congress
- Los Angeles Public Library
- Online Archive of California
- Pasadena Museum of History
- University of California, Berkeley
- University of California, Los Angeles
- University of Southern California

### **Research Limitations**

Among the standard complement of early San Gabriel Valley histories, there are several sources specific to Alhambra that are of particular note: the *Alhambra Scrapbook*, a collection of contemporary ephemera related to the establishment and initial development of Alhambra; the *History of Alhambra California*, which was compiled by William M. Northrup in 1936 and contains accounts from many of the City’s pioneer residents; and the *Alhambra – San Gabriel – Monterey Park Community Book*, also published by Northrup in 1944 and again in 1949. All three of these sources are held (as hard copies) at the Alhambra Civic Center Library, which was closed except for express in-person visits for most of the duration of the project due to the COVID-19 pandemic. As a result, these sources – as well as those available at the Alhambra Historical Society Museum – have not been consulted. As a substitute, the development of this draft narrative drew heavily from Margaret E. Lee’s 1935 master’s thesis, “The History of Alhambra to 1915,” and Robert P. Studer’s 1962 publication *The Historical Volume and Reference Works*; both sources note specifically that they have been largely derived from these three original works – Lee from the *Alhambra Scrapbook*, and Studer from the *History of Alhambra California* and the *Community Book* – and in some cases include specific citations and references to the original content and authors.

### **Areas of Focus**

The current study represents the City of Alhambra’s first comprehensive citywide historic context statement. Therefore, a primary objective of this project was to compile existing historical accounts and supplement them with additional information as needed to better understand the history and patterns of development throughout the City of Alhambra. This

comprehensive study will aid in the identification and evaluation of historic resources and provide guidance for planning and land use decisions in Alhambra.

The early history of Alhambra – particularly with regard to its initial development in the late 19<sup>th</sup> century – has been well-documented in both contemporary accounts as well as secondary published histories. Previous studies provide valuable information on the history of the city; therefore, in order to appropriately allocate resources for this study, existing narratives were used to lay the groundwork for this project and provide a starting point for additional research. For those early chronological periods for which there is plentiful documentation, reputable secondary accounts were utilized as the prevailing sources for developing narrative content related to those periods, with primary accounts such as newspapers and other records consulted only for the purposes of confirmation and/or clarification.

In addition, three issues for which existing research was particularly lacking were identified as areas of focus for research efforts undertaken as part of this study. These issues are discussed in greater detail below.

New primary-source research and content development focused primarily on the period beginning with World War II and continuing through the second half of the 20<sup>th</sup> century. This era – though given minimal attention in older studies – comprises some of the most dynamic and substantive large-scale development efforts in the history of Alhambra, including the subdivisions of the former sites of the Midwick Country Club and the Alhambra Airport in the immediate postwar period as well as the establishment of the Alhambra Redevelopment Agency in the late 1960s and its subsequent development activities throughout the later 20<sup>th</sup> century. Particular emphasis was given to reviewing annexation records and tract maps to analyze development patterns and areas of growth within the city throughout different periods of time.

Additional primary and secondary-source research was conducted to enhance the discussion of the role of ethnic and cultural groups within the larger history of the development of Alhambra and provide a more complete view of the City's history. As the historic context statement is intended to document the built environment, a thorough study of each group is beyond the scope of this project. However, the discussions included throughout the chronological narrative in this report is intended to further a more intersectional approach to documenting the city's history, provide a more thorough understanding of the local population, and inform future research efforts. The concept of intersectionality acknowledges the diverse voices and experiences present within a specific community, and attempts to address the disparity between the lived experiences of different segments of the population. By their very nature, thematic studies such as this historic context statement – which is focused solely on the built environment – do not adequately address cross-group connections and/or intersectional identities and experiences. Historians Donna Graves and Gail Dubrow, in discussing the documentation of potential historic resources in Southern



California, have written that associating resources or buildings with one group of people over another “...runs the risk of denying the layering of history and the shared streets of the present.”<sup>10</sup> Indeed, as Graves and Dubrow go on to explain, “applying a single lens of gender, race or ethnicity, sexuality or any category of social analysis to the practice of historic preservation risks misrepresenting the layered histories of place and forecloses possibilities for political mobilization across identity lines in the interest of fostering greater social cohesion.”<sup>11</sup> As a result, resources identified in this document may possess a more complex and nuanced history that may be impractical to fully realize as part of this study. This is particularly true in a city like Alhambra, where the sites of early agricultural and industrial operations – which were often supported by ethnic or migrant labor – were later transformed into postwar suburban housing. These patterns of ethnic and cultural migration in Alhambra have been minimally documented in previous historical accounts and studies, and understanding these trends requires a more comprehensive research effort that extends beyond the scope of this document. However, a broad overview of available information has been included in this document in order to acknowledge the role of ethnic and cultural groups in the history and development of the City and provide prompts for further research.

In addition, new secondary-source research was also undertaken to inform the development of a more nuanced narrative for the historical periods associated with the area’s Native American inhabitants. In recent years, scholarship regarding the Native American experience in Southern California has evolved to reflect a more balanced view of exploration and colonization efforts not often found in earlier historical accounts. Most of the documentation related to European exploration and Spanish settlement and colonization originates from recollections provided by the Europeans who came to California beginning in the 16<sup>th</sup> century, and thus reflects a largely European perspective of the events and activities associated with the colonization of Native American lands. However, recent scholarship has endeavored to include the voices and perspectives of Native Americans as well as Europeans, primarily through the examination of previous ethnographic research efforts. A broad discussion of these activities and associated chronological periods is included in the following narrative in order to inform later discussions regarding the subsequent establishment and physical growth of the City of Alhambra. However, as there are no built resources within the City of Alhambra dating from these earliest periods of habitation, a comprehensive review of research associated with these periods falls outside the scope of this report, but could be undertaken as part of a future study. Current best practice suggests engaging both archaeologists as well as members of the Native American community to supplement the limited history included here.

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<sup>10</sup> Gail Dubrow and Donna Graves, “Taking Intersectionality Seriously: Learning from LGBTQ Heritage Initiatives for Historic Preservation,” *The Public Historian*, Vol. 41, No. 2 (May 2019), 310.

<sup>11</sup> Dubrow and Graves, 313.

Finally, community feedback was sought as part of a series of community outreach presentations. Alhambra residents and stakeholders suggested known properties as well as historical associations not advanced by traditional scholarship. Some suggestions, such as locations associated with motion picture and television in Alhambra, have been included here for informational and documentation purposes only, and do not represent an evaluation of significance or eligibility for designation.

### **A Note Regarding Language**

As scholarship related to the Native American experience in Southern California has advanced, so has the understanding of how such experiences should be addressed with respect to discussions of related historic resources and/or tribal cultural resources. As awareness of the unique significance of these resources evolves in concert with scholarship, a need has arisen to identify appropriate language that may be used to address the history of Native Americans as a marginalized and disenfranchised community in Southern California.

The City of Los Angeles has developed guidance to aid consultants in preparing technical reports and historic and cultural resource studies that may, by nature of their content, possess informational and/or educational value to the general public regarding Native American history and activities. The guidance notes that authors of such reports should “recognize Native American tribes as stewards of land within and beyond the boundaries of Los Angeles, and commit to an honest and true representation of the events that occurred and make no attempt to diminish or editorialize the very real events and impacts that have transpired.”<sup>12</sup> Although prepared for studies in Los Angeles, this guidance is applicable to discussion of Native American history throughout Southern California and beyond.

As part of this guidance, specific language is also proposed for the terms most commonly used when describing the history and contributions of Native Americans.<sup>13</sup>

**Table 1: Guidance for Language Related to Tribal Cultural Resources<sup>14</sup>**

<b>Defer from using the following terms</b>	<b>Use the following terms</b>
Encountered/Contacted	Colonized
Recruited	Enslaved
Organized	Displaced
Employed	Servitude/Forced labor
Participated	Disenfranchised
Cult	Religion

<sup>12</sup> Los Angeles City Planning, “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” [https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports\\_Studies-TribalCulturalResources.pdf](https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf) (accessed November 2021), 1.

<sup>13</sup> “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” 2.

<sup>14</sup> The information in Table 1 has been reproduced from “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” 2.

In order to accurately represent the “events, policies, and activities”<sup>15</sup> that have impacted the Native American community in Southern California, acknowledge the lasting impacts of these policies and programs within the Native American community, and highlight the important contributions of Native Americans to the history and development of the City of Alhambra, the San Gabriel Valley, and Southern California as a whole, this historic context statement will utilize the language noted above in discussions related to Native American history and activities.

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<sup>15</sup> “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” 2.

*Part II***HISTORIC CONTEXT**

Panoramic view of Alhambra, circa 1900. *Los Angeles Public Library.*

## OVERVIEW

As noted in the Introduction, the period of study for this historic context statement dates from the development of Alhambra’s earliest extant resources in the late 19<sup>th</sup> century through 1980, representing a period approximately 40 years in the past. According to County of Los Angeles tax assessor data, there are approximately 19,600 parcels in the City of Alhambra; of those, approximately 15,100 parcels were developed – in other words, improved with buildings or structures – by 1980. This data provides a baseline for understanding overall development patterns in the city and identifying the comparative rarity of properties from each period. The following Table 1 and the map in Figure 1 illustrate the development by decade according to the tax assessor data.<sup>16</sup>

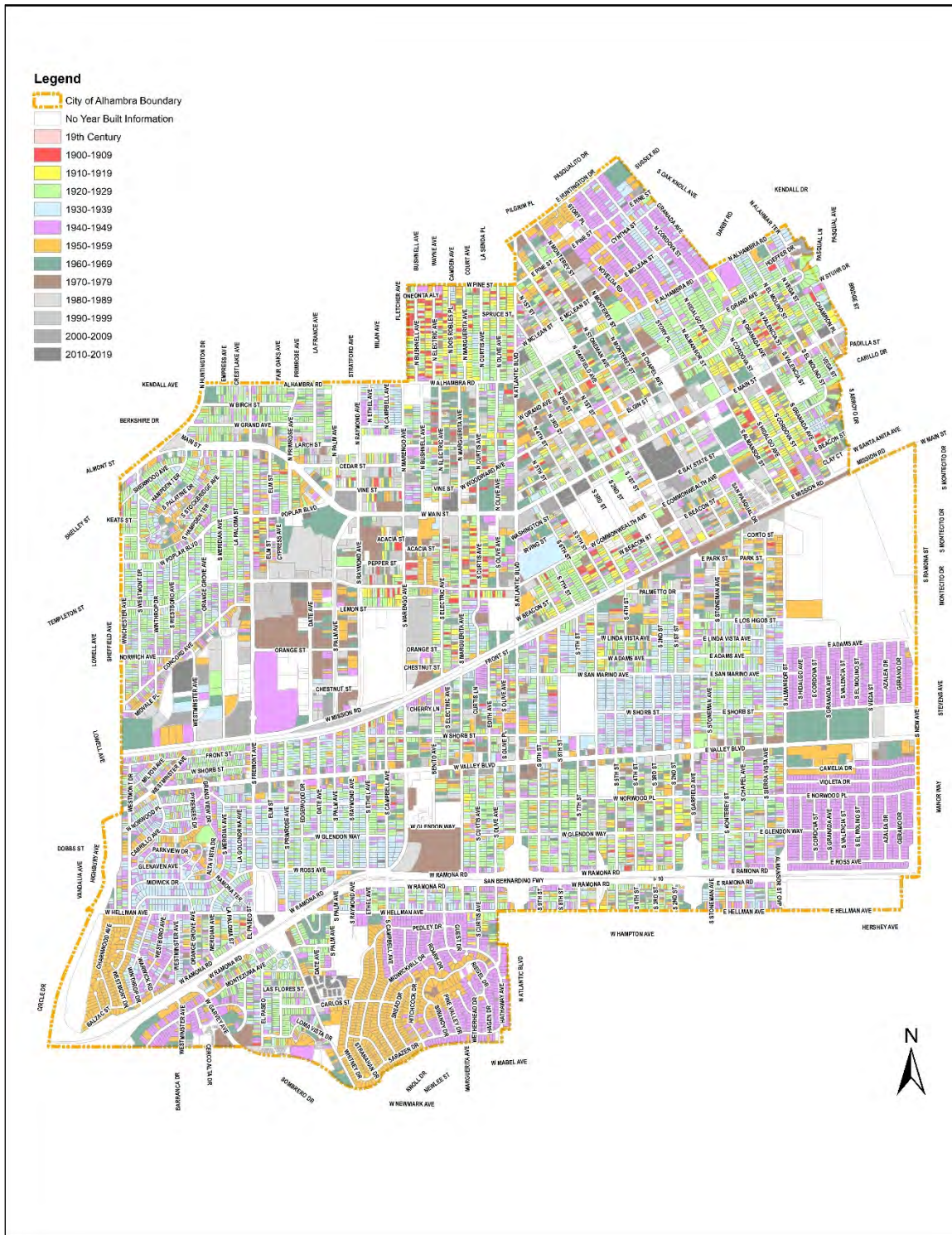
**Table 2: Number of Parcels Developed by Decade**

DECADE	# OF PARCELS
1880-1889	5
1890-1899	5
1900-1909	245
1910-1919	616
1920-1929	3761
1930-1939	2592
1940-1949	3484
1950-1959	1878
1960-1969	1260
1970-1979	878
1980-1989	2301
1990-1999	619
2000-2009	751
2010-2029	615
No Date	604
<b>TOTAL</b>	<b>19,614</b>

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<sup>16</sup> Although tax assessor data provides a valuable framework for examining development patterns, it should be noted that tax assessor data is not 100% accurate and may include missing or incomplete information. For example, sometimes the original construction date is replaced with an “effective date” if significant alterations or improvements are undertaken on a property. In addition, the tax assessor does not include data for parcels that are not subject to property taxes, including schools and other municipal properties.

Figure 1: Location of Parcels Developed by Decade



## **ORGANIZATION OF THE CONTEXT**

This historic context statement addresses the development history of the land within the present-day city limits of Alhambra. The historic context statement provides a narrative historical overview of the broad patterns of events and trends that have shaped land use patterns and the development of the built environment in the City of Alhambra over time and addresses each significant phase of the city's development as it relates to the existing built environment from the late 19th century through 1980.

The historic context statement is a narrative development history organized by chronological periods. Discussion of the earliest periods – Native American Settlement, European Exploration, Spanish Rule, Mexican Rule, and Early California – are included here for reference purposes only, to provide historical background and context for the later development of the built environment. Later periods, beginning with the Early Development of Alhambra section, lay the groundwork for the growth and development of Alhambra beginning in the late 19<sup>th</sup> century and continuing throughout the 20<sup>th</sup> century. Each chronological period represents a different development context. Relevant associated themes and sub-themes based on extant built resources have also been identified within each chronological period. An outline of contexts and themes included in this historic context statement is included below.

The themes within each chronological period describe the historical development patterns, important events and/or activities, and important individuals and groups that influenced Alhambra's history and development during that period in order to provide guidance for evaluating the potential historic significance of properties associated with that theme. Each theme is then divided into a series of sub-themes, organized primarily by property or development type within each chronological period: civic and institutional development, commercial development, industrial development, and/or residential development. Sub-themes have only been developed for those property types for which there are extant and intact examples in the City of Alhambra today. Where appropriate, there are also sub-themes for properties associated with important people in Alhambra's history, and for properties that are notable for their architectural merit.

Each theme is followed by a set of preliminary eligibility standards that provides guidance for the future evaluation of each property type associated with that theme as a potential historic resource. The eligibility standards include an overview of eligibility criteria and integrity considerations for listing in the National Register of Historic Places and/or the California Register of Historical Resources, followed by eligibility standards specific to each property type. Eligibility thresholds and integrity considerations follow guidance established by the National Park Service and have been developed specifically in relation to the existing conditions observed in Alhambra's built environment during the windshield study.

The last chronological period in the narrative brings the history of Alhambra to the present day. An additional context related to architectural design follows the narrative history; this



discussion addresses the various architectural styles currently represented in Alhambra’s built environment, including their origins, influences, and character-defining features.

It should be noted that properties mentioned in the narrative are intended to illustrate development patterns and/or provide examples of specific property types; however, inclusion in the narrative does not necessarily indicate eligibility for designation. Properties that have been demolished are noted as such, when known.

### **Eligibility Standards**

The historic context statement is intended to provide guidance for the future evaluation of properties that may be eligible for historic designation. Eligibility standards for evaluating potential historic resources are included at the end of each theme. The eligibility standards conform to the criteria for listing in the National Register of Historic Places and the California Register of Historical Resources. Each set of eligibility standards includes a discussion of the relevant criteria, integrity considerations, and registration requirements for determining whether a property may be eligible for designation under that theme. A general discussion regarding historic significance and integrity as they apply to the evaluation process as well as Federal and state criteria for listing are included for reference in Appendix D.

### **Outline of Contexts and Themes**

Chronological development periods and associated contexts and themes included in the historic context statement are outlined below.

- I. Native American Settlement**
- II. European Exploration (1542-1768)**
- III. Spanish Rule: Colonization and Mission Establishment (1769-1820)**
- IV. Mexican Rule: Secularization and Subsequent Land Grants (1821-1849)**
- V. Early California: American Statehood and Rancho Development (1850-1874)**
- VI. Early Development of Alhambra (1875-1902)**
- VII. City Incorporation and Civic Improvement (1903-1919)**
- VIII. City Expansion and Industrial Growth (1920-1940)**
- IX. Alhambra During World War II (1941-1945)**
- X. Postwar Growth and Prosperity (1946-1967)**
- XI. Postwar Decline and Redevelopment (1968-1980)**
- XII. Alhambra Today (1981-Present)**
- XIII. Architecture and Design (1875-1980)**





The Gabrieliño Indians at the Time of the Portolà Expedition, by cartographer Allen W. Welts, 1962.  
*Southwest Museum.*

## I. NATIVE AMERICAN SETTLEMENT

The City of Alhambra is located within the San Gabriel Valley, which is included in the ancestral home of the Native American groups known today as the Tongva, Kizh/Kite, and/or Gabrielino. The term “Gabrielino” or “Gabrieliño” was assigned by the Spanish settlers who colonized the area and developed the Mission San Gabriel Arcángel to indicate Native Americans associated with the Mission.<sup>17</sup> In addition to the Gabrielino/Tongva/Kizh, members of the Cahuilla and Serrano tribes were also enslaved at the Mission San Gabriel Arcángel and historically were encompassed under this nomenclature. Anthropologists Lowell John Bean and Charles R. Smith note that the term “Gabrielino” first appeared in a report published by Oscar Loew in 1876 and has been “intermittently applied” to the Indigenous population of the Los Angeles area ever since.<sup>18</sup> Today, some descendants of the tribe choose to refer to themselves as either Tongva or Kizh/Kite because they are terms of native, rather than Spanish, origin.<sup>19</sup>

This historic context statement acknowledges and respects that each Native American tribe has the right for self-identification and for that choice to be honored. Because the area that now comprises the City of Alhambra is included in the ancestral home of several Native American tribes that identify by different names, this historic context statement adopts the term “Gabrielino/Tongva/Kizh” when referring to Alhambra’s original Native American inhabitants.

The Gabrielino/Tongva/Kizh occupied a vast territory which represented “the most richly endowed coastal section in Southern California.”<sup>20</sup> Their land comprised most of present-day Los Angeles County and half of Orange County, extending eastward from the Pacific Ocean to include the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, and the coastal area extending from Aliso Creek in the south to Topanga Creek in the north, as well as the islands of San Clemente, San Nicolas, and Santa Catalina.<sup>21</sup> Surrounding Indigenous communities included the Chumash and the Tataviam/Alliklik to

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<sup>17</sup> As noted in the Introduction, terms such as “colonization” and similar language will be utilized in this historic context statement in discussions related to the history of the Native American community and their experiences in Southern California. For further information please refer to Los Angeles City Planning, “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” [https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports\\_Studies-TribalCulturalResources.pdf](https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf) (accessed November 2021).

<sup>18</sup> Lowell John Bean and Charles R. Smith, “Gabrieliño,” in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538-549, Bean and Smith, 548.

<sup>19</sup> William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles*. (Banning, CA: Malki Museum Press, 1996), 9-10.

<sup>20</sup> Bean and Smith, 538.

<sup>21</sup> Bean and Smith, 538.

the north, the Serrano and Cahuilla to the east, and the Luiseño/Juaneño to the south.<sup>22</sup> Interactions between the group and surrounding tribes were frequent and generally peaceful, occurring largely through the channels of intermarriage, matrilineal residence, and/or trade.<sup>23</sup> Trade currency consisted of shell beads and objects made from steatite, a type of soapstone found on Catalina Island.<sup>24</sup>

With the possible exception of the Chumash, the Gabrielino/Tongva/Kizh were the “wealthiest, most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.”<sup>25</sup> Their territory was so expansive, in fact, that it occupied several ecological zones; consequently the tribe’s settlement and subsistence patterns varied slightly within each zone based on micro-environmental conditions, but on the whole thrived on hunting, gathering, and fishing activities. Like that of most Native Americans in California, acorns were the staple food, supplemented by the roots, leaves, seeds, and fruits of a variety of flora (e.g., islay, cactus, yucca, sages, and agave) as well as both large and small mammals.<sup>26</sup> Their subsistence practices were mostly focused on local estuarine, coastal, and near-coastal resources.<sup>27</sup>

Studies indicate that habitation sites were hierarchically organized around estuaries, and varied in size based on resource availability. While some estuaries supported large settlements, other estuaries supported linked but separated smaller habitation sites. Recent research implies that groups living near smaller estuaries practiced a strategy of mobility, employing foraging when resources were scarce.<sup>28</sup> While it is difficult to estimate the Gabrielino/Tongva/Kizh population over time, evidence suggests that at the time of

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<sup>22</sup> Terry L. Jones and Kathryn A. Klar, *California Prehistory: Colonization, Culture, and Complexity* (Plymouth, UK: AltaMira Press, 2007).

<sup>23</sup> John R. Johnson, “Social Responses to Climate Change Among the Chumash Indians of South-Central California,” in *The Way the Wind Blows: Climate, History, and Human Action*, ed. R. J. McIntosh, J. A. Tainter, and S. K. McIntosh (New York: Columbia University Press, 2000).

<sup>24</sup> Lynn H. Gamble, “Structural Transformation and Innovation in Emergent Political Economies of Southern California,” in *Hunter-Gatherer Archaeology as Historical Process*, ed. Kenneth E. Sassaman and Donald H. Holly Junior, (Tucson, AZ: University of Arizona Press, 2011), 242; Bean and Smith, 542.

<sup>25</sup> Bean and Smith, 538.

<sup>26</sup> Brian Fagan, *Before California: An Archaeologist Looks at Our Earliest Inhabitants* (New York, NY: Rowman & Littlefield Publishers, Inc., 2003), 145-146; Bean and Smith, 539; McCawley 119-123.

<sup>27</sup> David Maxwell, “Vertebrate Faunal Remains,” in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*. Playa Vista Monograph Series Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research, 2003).

<sup>28</sup> Donn R. Grenda and Jeffrey H. Altschul, “A Moveable Feast: Isolation and Mobility Among Southern California Hunter-Gatherers,” 128-129, in *Islanders and Mainlanders: Prehistoric Context for the Southern California Blight*, J. H. Atschul and D. R. Grenda, ed. (Tucson, AZ: SRI Press, 2002).

European contact in the 1500s there may have been more than fifty to one hundred mainland villages reflecting a range in population sizes.<sup>29</sup>



Gabrieliño Indians, 1883. *South Pasadena Public Library*.

Villages were politically autonomous and largely organized through shared kinship ties; each village was headed by a chief, who was usually descended from the prevailing lineage of the village. (Multiple villages were occasionally allied under the same chief if they were in close proximity.) The chief spoke multiple languages, negotiated social relations, and collected taxes. In addition to the chief, spiritual leaders also held power and authority over the tribal community.<sup>30</sup> It appears that the Gabriellino/Tongva/Kizh also shared some rituals with the Chumash to the north, based on the distribution of similar stone effigies in the prehistoric period.<sup>31</sup>

## NATIVE AMERICAN COMMUNITIES IN THE SAN GABRIEL VALLEY

Based on available archaeological studies of the area, the precise locations of Native American villages have been difficult for scholars to ascertain. There are several issues that contribute to this uncertainty: Native American villages were composed of both established larger settlements and smaller groups that practiced foraging and were mobile.<sup>32</sup> Settlements are also difficult to identify in part because their locations were influenced by natural features, such as waterways, that changed over the decades. Additionally, by the time ethnographers, anthropologists, and historians attempted to document villages, they had

<sup>29</sup> Bean and Smith, 540; Heather Valdez Singleton, “Surviving Urbanization: The Gabrieleno, 1850-1928,” *Wicazo Sa Review* 19, no. 2, Colonization/Decolonization, I (Autumn 2004): 49-59, 50.

<sup>30</sup> Bean and Smith, 544.

<sup>31</sup> Lynn Hunter Gamble and Glenn S. Russell, “A View from the Mainland: Late Holocene Cultural Developments Among the Ventureño Chumash and the Tongva,” in *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. J. M. Erlandson and T. L. Jones, (Los Angeles: Cotsen Institute of Archaeology, University of California, 2002).

<sup>32</sup> Grenda and Altschul, 128-129.

since been long abandoned by their inhabitants, who were displaced during colonial rule. Alternative spellings and names of various villages also complicate identifying past settlement sites.<sup>33</sup>

Despite these challenges, available information has been used by researchers throughout the 20<sup>th</sup> century to plot the location of some recorded village sites and placenames.<sup>34</sup> Several distinct village locations have been identified in the San Gabriel Valley. The names *Shevaanga*, *Sonaanga*, *Weniinga*, *Shesbiikwanonga*, *Akuuronga*, *Aluupkenga*, *Ashuukshanga*, and *Ahwiinga* have all been identified as communities along the watershed feeding the Rio Hondo River from the San Gabriel Mountains.<sup>35</sup> Ethnographic sources imply that the village of *Shevaanga* was located at the present site of the Mission San Gabriel.<sup>36</sup>

The ethnographically documented Gabrielino/Tongva/Kizh community closest to the present-day City of Alhambra was called *Otsungna*, which may have been located within the area that now comprises the campus of California State University, Los Angeles in the nearby Los Angeles neighborhood of El Sereno.<sup>37</sup> According to the Native American informant José Zalvidea, *Otsungna* was located approximately three miles from San Gabriel on the road to Los Angeles. The name is believed to reference the word for wild roses, *'ochuur* (also spelled *otsur*), which were cited by another Native American informant, Felicitas Serrano Montaña, as growing in abundance; they were also the source of the Spanish name for the location, “Rosa de Castilla.” Also documented were Montaña’s other observations that “there is a big matanza (slaughterhouse) there now at the site of ‘otsuvit, about halfway between Los Angeles and San Gabriel. A railroad and wagon road pass by.”<sup>38</sup>

Alhambra is also situated between two notable Gabrielino/Tongva/Kizh settlements: the village of *Yaanga*,<sup>39</sup> located approximately five miles to the southwest near the site of the former Pueblo de Los Angeles, and one of two important locations near the San Gabriel Mission, *Sibangna*<sup>40</sup> or *Toviscangna*,<sup>41</sup> which are located approximately three miles to the northwest. *Yaanga* is generally believed to have been located near the present-day site of Union Station in downtown Los Angeles, although the precise location of the village has been much disputed. The San Gabriel Mission is known to have been established near a

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<sup>33</sup> McCawley, 32.

<sup>34</sup> McCawley, 32.

<sup>35</sup> McCawley, 42.

<sup>36</sup> McCawley, 41.

<sup>37</sup> Alternate spellings and references include Ochuunga and Otsunga. See “Villages,” Tongva People, [http://www.tongvapeople.org/?page\\_id=696](http://www.tongvapeople.org/?page_id=696) (accessed December 2020).

<sup>38</sup> McCawley, 57; Johnston, 144.

<sup>39</sup> Alternate spellings and references include Yang-na, Yangna, and Yabit. See “Villages.”

<sup>40</sup> Alternative spellings and references include Shevaanga. See McCawley, 41-42.

<sup>41</sup> Alternate spellings and references include Toviseanga, Tobiscanga, and Tuvasak. See “Villages.”



Gabrielino/Tongva/Kizh village; although it is not known to researchers what this village was called, both *Sibangna* and *Toviscangna* are possibilities.

Travel between El Pueblo de Los Angeles and San Gabriel Mission took on increased significance during the Spanish and Mexican periods, after the establishment of El Pueblo as a civil settlement in 1781. The system of roads running between major Spanish settlements, including those between the San Gabriel Mission and the pueblo, were memorialized in the early 20<sup>th</sup> century as El Camino Real, or “Royal Road” – though the “road” was never a single route. Many of these early thoroughfares were likely established along the routes previously used by Native Americans for foraging, communication, travel, and trade. Though foot trails can be ephemeral and completely change course from year to year,<sup>42</sup> such trails are known to have existed between significant Gabrielino/Tongva/Kizh settlements, and temporary camps or other types of Native American features (such as burial sites) would have been common along these paths, especially where they intersect water sources or are located near other natural resources and culturally significant landmarks, including favorable viewsheds. The earliest survey maps created after California’s annexation into the United States offer some indication of the trail system operating prior to this time. Unfortunately, maps of Native American trails were never drawn after Spanish contact and the routes described in ethnographic sources refer to more general routes. As a result, textual sources alone cannot definitively establish that a given trail or road was established by Native Americans.

Gabrielino/Tongva/Kizh settlements represented the prevailing improvements upon the Southern California landscape until well into the 18<sup>th</sup> century. Although European explorers began arriving in the area as early as 1542, their initial activities were largely confined to maritime explorations and their resultant impact on the land was minimal. It would be the arrival of Spanish settlers who came to colonize the region beginning in 1769 that would eventually transform the land and set the course for physical development upon it.

*There are no extant built resources in the City of Alhambra dating from the period of Native American settlement. The study of archaeological resources is outside the scope of this project.*

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<sup>42</sup> “Archaeological and Tribal Cultural Resources for The Villages at The Alhambra Project, Alhambra, Los Angeles County, California,” prepared for The Ratkovich Company by SWCA Environmental Consultants, April 2019, 12.



Detail, Map of the United States, showing routes of principal explorers and early roads and highways, 1937. *The Claremont Colleges Digital Library.*

## II. EUROPEAN EXPLORATION (1542-1768)

Although the territory known today as California was already inhabited by Native Americans, by the 1500s Spain was motivated to take possession of the Pacific Coast amid concerns that if they failed to do so, the land might otherwise be claimed by competing foreign powers. To that end, in 1542 King Carlos dispatched Portuguese explorer Juan Rodriguez Cabrillo to explore the West Coast of North America on behalf of the Spanish Empire. Cabrillo set sail in June 1542 and arrived in what is now San Diego Bay in September that year. In doing so, Cabrillo became the first European to set foot on California soil, claiming the territory for the Spanish Empire by right of discovery.

Cabrillo sailed northward along the coast, eventually making contact with coastal Native American tribes at Catalina Island. Cabrillo later visited the Chumash village of *šišolop*, located in present-day Ventura, and provided the earliest written record of land use patterns established by the Native Americans in the area. Cabrillo continued his voyage north, laying claim to the Pacific Coast as far as the 42<sup>nd</sup> parallel before returning to Catalina Island for the winter. Cabrillo died unexpectedly in December 1542 as a result of complications from an injury he sustained during an altercation between his party and the Gabrielino/Tongva/Kizh. His deputy later returned the ship to Spain. The official report of Cabrillo's expedition was subsequently lost, and for many years his discoveries passed unnoticed.

In 1579, a competing claim of the Pacific Coast was made for England by Sir Francis Drake, which prompted two more expeditions to be dispatched by Spain: the first was headed by Sebastián Rodríguez Cermeño, who set sail in 1596 carrying Cabrillo's writings and revisited some of the same coastline. Another expedition was made by Sebastián Vizcaíno in 1602; this time, contact was made once more with the Chumash, but the party did not journey further inland. Instead, Vizcaíno continued to venture along the coast as far north as Monterey, mapping the coastline as he went and assigning place names to prominent geographical and ecological features such as San Pedro Bay, Santa Catalina Island, San Clemente Island, and Monterey Bay.<sup>43</sup> However, despite his efforts, no significant Spanish settlement was to follow, because none of the three Spanish explorers had been able to identify an ideal harbor from which Spain could facilitate its maritime trade with Japan and Mexico. As a result, the Spanish Empire made no further effort to explore the Pacific Coast for another 160 years.

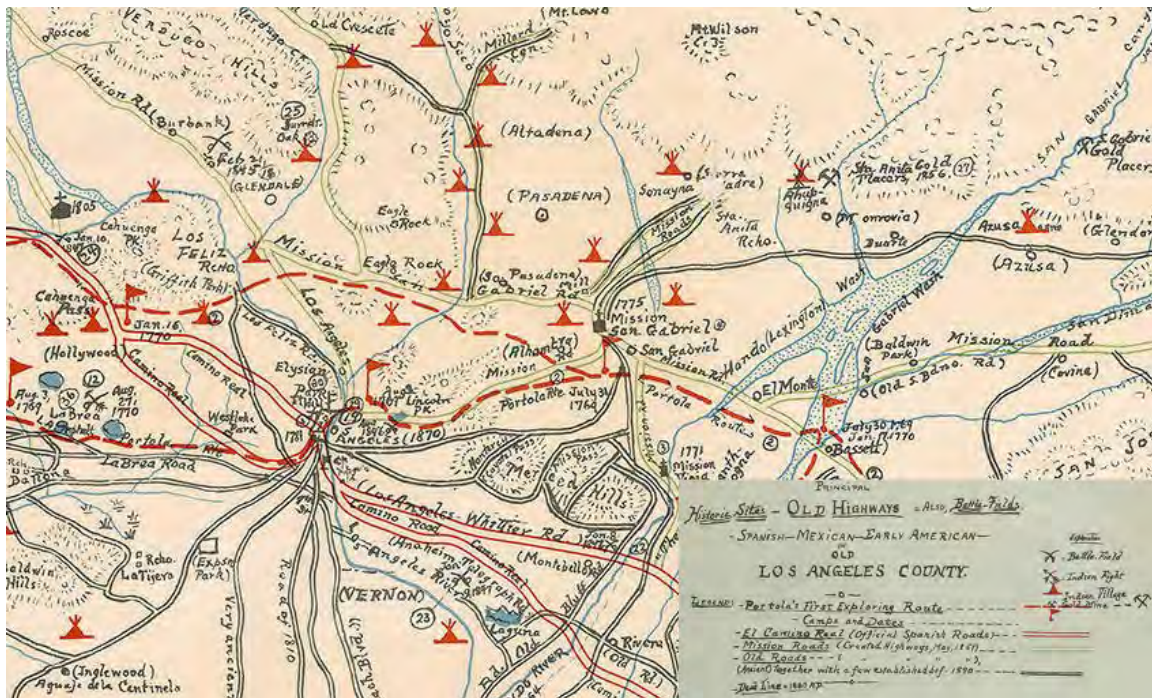
By the 1760s, political and economic conditions – as well as leadership – had changed in Spain, which now faced a greater threat to its territory in America from Russia and England, both of whom had already claimed adjacent lands in present-day Alaska and Canada,

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<sup>43</sup> Zoeth Skinner Eldredge, *The March of Portolà and the Discovery of the Bay of San Francisco* (San Francisco: The California Promotion Committee, 1909), 21-22.



respectively.<sup>44</sup> At the same time, Jesuit missionaries had begun to establish a series of missions along the Baja California Peninsula and were actively working to forcefully evangelize Native Americans – another threat to Spain’s control of California. As part of a coordinated effort to suppress the Jesuit influence, in February 1767 King Carlos III of Spain issued a proclamation ordering all Jesuits to be expelled from Spanish territories. Gaspar de Portolá was named “Governor of the Californias” and dispatched to the Pacific Coast to dispossess the Jesuits and turn the California missions over to the Spanish Franciscans.<sup>45</sup> At the same time King Carlos, aware as well of the growing threat of Russian advancement, also ordered the viceroy of New Spain to “take effective measures to guard that part of his dominions from danger of invasion and insult.”<sup>46</sup>



Composite detail showing Tongva settlements and European exploration routes in the San Gabriel Valley Mission Region, The Kirkman-Harriman Pictorial and Historical Map of Los Angeles County: 1860 AD., 1937. *Huntington Library.*

The Portolá expedition reached the San Gabriel Valley, which they called San Miguel, on July 30 and 31, 1769.<sup>47</sup> Portolá’s visit marked the beginning of Spain’s efforts to colonize the area, rather than merely explore it. These efforts also marked the beginning of a coordinated campaign by the Spanish to impose European religious beliefs and social and cultural ideals

<sup>44</sup> Eldredge, 23.

<sup>45</sup> Eldredge, 23.

<sup>46</sup> Eldredge, 23.

<sup>47</sup> Eldredge, 32.

upon the existing Indigenous population, leading to the widespread abuse of Native Americans through enslavement, forced religious conversion, and introduction of infectious diseases.

Two hundred years later, in reflecting upon the upcoming bicentennial of the settlement of Alta California in 1968, Carl Schaefer Dentzel would write, “It seems inconceivable that in little more a hundred years the original inhabitants of the area now comprising the city and the county of Los Angeles have had their age-old culture destroyed. The native Indians who welcomed the Spanish in 1769 were many in number, possessing a way of life suitable for themselves under the conditions they had been used to living. But they were forced to move from a primeval, naturalistic society, in which Nature was their greatest overlord, into the ill-contrived, dominating rule of an alien conqueror.”<sup>48</sup>

Despite the hardships and brutalities endured under Spanish rule, the Gabrielino/Tongva/Kizh continued to reside in the San Gabriel Valley. However, their relationship with the land and the trajectory of its development would be drastically altered by the arrival of Spanish colonists.

*There are no extant built resources in the City of Alhambra dating from the period of European exploration. The study of archaeological resources is outside the scope of this project.*

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<sup>48</sup> Carl Schaefer Dentzel, foreword to Hugo Reid and Robert F. Heizer, *The Indians of Los Angeles County: Hugo Reid's Letters of 1852*, Southwest Museum papers, no. 21 (Los Angeles: Southwest Museum, 1968).



El Camino Real; outline map of California showing missions and principal settlements prior to secularization of the missions in 1834, drawn by Mabel Emerton Prentiss, circa 1903.

*Bancroft Library, University of California, Berkeley.*



### III. SPANISH RULE: COLONIZATION AND MISSION ESTABLISHMENT (1769-1820)

In 1769, the Spanish government dispatched an expedition led by Captain Gaspar de Portolá, the newly appointed governor of Baja California, to affirm Spain's claim of sovereignty through actual settlement – because, as archaeologist Robert Heizer has observed, “that claim, although supported by repeated performances of the Act of Sovereignty, rested on pretty slim evidence.”<sup>49</sup>

“What was needed,” writes Heizer, “was some concrete act of settlement to establish the Spanish claim of ownership to the lands north of Mexico.”<sup>50</sup> To that end, Gaspar de Portolá was charged with establishing a presidio – otherwise known as a garrison – against Russian expansion in Alta California. Additionally, a system of Catholic missions was to be founded for the forcible conversion of the native people along the western coast. Portolá sailed into San Diego Bay on April 29, 1769, and soon set out on an overland expedition with Father Junípero Serra. Over the next several decades, various Franciscan missions, military presidios and pueblos would be established throughout Alta California, from San Diego to Sonoma.

Now charged with establishing Spanish control of both the religious colonization *and* the military fortification of Alta California, Gaspar de Portolá's first order of duty upon arriving in San Diego was to establish the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California on May 14, 1769.<sup>51</sup> Portolá then set out over land, leaving Father Junipero Serra to dedicate the Mission San Diego de Alcalá at Presidio Hill, the first of the twenty-one missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.<sup>52</sup> Portolá's exploration continued northward, following the route which would later become known as El Camino Real.

Two missions would be founded in the Los Angeles area: the Mission San Gabriel Arcángel, which was established in 1771; and the Mission San Fernando Rey de España, which was established in 1797. A civil settlement, *El Pueblo de Nuestra Señora la Reina de los Ángeles del Río de Porciúncula*, was also established in what is now downtown Los Angeles in 1781.

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<sup>49</sup> Robert Heizer, “Impact of Colonialization on the Native California Societies,” *The Journal of San Diego History San Diego Historical Society Quarterly* 24, no. 1 (Winter 1978), <https://sandiegohistory.org/journal/1978/january/impact/> (accessed November 2021).

<sup>50</sup> Heizer, “Impact of Colonialization on the Native California Societies.”

<sup>51</sup> Theodore E. Treutlein, “The Portolá Expedition of 1769-1770,” *California Historical Society Quarterly* 47, no. 4 (University of California Press, 1968): 291-313, 291.

<sup>52</sup> Treutlein, 291.

## SPANISH COLONIZATION EFFORTS AND IMPACTS ON NATIVE AMERICAN COMMUNITIES

The Spanish colonization of Alta California was, without doubt, one of the most transformational events in California history. The history, character, and identity of the state has been imbued with the evocative ideas and imagery associated with pastoral mission life. Even California's built environment reflects the distinctive aesthetic of the missions with the evolution of Mission Revival-style architecture, now one of the most popular architectural styles in the region. Today, however, we know that the story of the Spanish colonization of California is far more complex, and that the proliferation of whitewashed arches and clay tile roofs does not account for the entirety of the impact upon the region or its people.

For many years, the documentation, interpretation, and portrayal of the Mission Era, as the period of Spanish colonization in California is often called, relied heavily upon firsthand accounts of the period authored by the explorers and Franciscan *padres* themselves, by other Spanish who accompanied them, or by contemporaries – who were usually also of European descent – who settled in the areas surrounding the missions around the same time. Perhaps not surprisingly, these accounts almost universally sought to portray the actions of the Spanish in a positive light. These characterizations – which frequently depicted the Spanish as heroic and benevolent saviors of a heathen Indigenous people – contributed greatly to the widespread misunderstanding of the Native American experience under Spanish rule. At the heart of the issue is the fact that these accounts present a distinctively singular European view: that of the settler, and not the settled; that of the conqueror, and not the conquered.

What we understand and acknowledge now is that these accounts ignored the very real and tragic impacts of Spanish colonization efforts on existing Native American communities, who represented the earliest inhabitants of Southern California. The Gabrielino/Tongva/Kizh had already resided in the region for hundreds of years, fostering the development of a number of economically successful and politically peaceful settlements that had grown to represent one of the most powerful and influential tribes of the western coast.

The efforts employed by the Spanish to colonize the region included the acculturation and widespread abuse of Native American populations across Southern California. Under Spanish rule, Native Americans endured enslavement, religious conversion, violence, and cultural genocide.<sup>53</sup> Converted Native Americans were also expected to speak Spanish and relinquish their native languages. Many historians now recognize the missions as sites of these human rights violations.<sup>54</sup>

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<sup>53</sup> Yve Barthelemy Chavez, "Indigenous Artists, Ingenuity, and Resistance at the California Missions After 1769," PhD diss., University of California, Los Angeles, 2017, <https://escholarship.org/uc/item/355609:rf> (accessed November 2021), 3.

<sup>54</sup> Suggested additional reading includes *Testimonios: Early California Through the Eyes of Women, 1815-1848* by Rose Marie Beebe and Robert M. Senkewicz; *Converting California: Indians and Franciscans in the Missions* by James A. Santos; *Indian Labor and the Economic Expansion of Southern California, 1771-1877* by George Harwood Phillips;

According to a 2009 National Park Service study:<sup>55</sup>

The first Spanish Franciscans to enter...California had intended to turn the local hunter-gatherer people into farmers, ranchers, craftsmen, and faithful practicing Catholic Christians. From the Franciscan point of view, mission lands and other secular properties were being held in trust until such time as the Indians became “people of reason” and full citizens of the Spanish Empire. The promise that mission lands would be returned to the Indians was codified by decree of the Spanish Cortes in 1813. That promise was also implied in a number of laws passed by the Mexican government in the 1820s and 1830s. [However, ensuing laws, statutes, and practical events] ... left the Indians of the California missions landless by 1846.<sup>56</sup>

The establishment of the nearby Mission San Gabriel is critical in understanding the physical and economic development of the San Gabriel Valley region in the 18<sup>th</sup> century, and the later founding and growth of the City of Alhambra. While a full re-telling of the story from the perspective of the area’s Native American inhabitants is outside the scope of this project, the impact that these events had on the Indigenous people who had lived in the area for centuries is acknowledged.

#### **DEVELOPMENT OF MISSION SAN GABRIEL**

Founded on September 8, 1771, the Mission San Gabriel Arcángel became the fourth in the chain of missions established along the California coast by Spanish Catholic Franciscans between 1769 and 1823. Mission San Gabriel was widely regarded as one of the largest and most productive missions, and its role as a center for trade and agriculture ultimately led to its reputation as the “Pride of the Missions.”<sup>57</sup>

In August 1771, a group of Spanish soldiers escorting two Franciscan *padres* as part of Gaspar de Portolá’s second expedition set out from San Diego to select a site for a new mission, following a trail made during Portolá’s previous exploration. After considering and then rejecting at least one other location, the group eventually settled upon a site along the

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and *City of Inmates: Conquest, Rebellion, and the Rise of Human Caging in Los Angeles, 1771-1965* by Kelly Lytle Hernandez.

<sup>55</sup> Randall Milliken, Lawrence H. Shoup, and Beverly R. Ortiz, “Chapter 8: Secularization and the Rancho Era, 1834-1846,” in *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*, prepared for National Park Service Golden Gate National Recreation Area, San Francisco, CA, June 2009, <https://www.nps.gov/goga/learn/historyculture/upload/Chapter-8.pdf> (accessed December 2020).

This study was prepared by the National Park Service to provide an analysis of the Ohlone/Costanoan tribal groups that inhabited [federal] parklands in San Francisco and San Mateo Counties prior to Spanish colonization. However, it includes a detailed discussion of the mission system, secularization, and the rancho system of the 1830s and 1840s that is relevant to the context of Mission San Gabriel.

<sup>56</sup> Milliken et al., 155.

<sup>57</sup> “History of Mission San Gabriel Arcángel,” California Missions Foundation, <https://californiamissionsfoundation.org/mission-san-gabriel/> (accessed December 2021).

banks of the Rio Hondo near the Gabrielino/Tongva/Kizh village of *Isantkanga*,<sup>58</sup> at the site of the present-day intersection of North San Gabriel Boulevard and Lincoln Avenue in Montebello. Here, “a stockade of poles was built enclosing a square within which a church was erected, covered with boughs.”<sup>59</sup> On September 8, 1771, the mission was formally founded and dedicated as the Mission San Gabriel Arcángel.

In 1776, five years after its initial founding, the Mission San Gabriel was relocated to its current site in the present-day City of San Gabriel.<sup>60</sup> The move was undertaken after a series of rains that overflowed the Rio Hondo and periodically flooded the Mission. The new site of the Mission San Gabriel was a significant one, situated at the intersection of three major trade routes and near the site of the Gabrielino/Tongva/Kizh village of *Sibanga*.<sup>61</sup> A chapel was the first building to be constructed as part of the new mission. Architecturally, Mission San Gabriel is distinct among the California missions; its designer, Father Antonio Cruzado, derived his design from a prominent cathedral in Córdoba, Spain.<sup>62</sup>

The mission’s construction, however, was the result of forced labor of the Native American population – who were now referred to by the Spanish colonists as “Gabrieliños.” This included the physical development of the Mission San Gabriel, as well as the agricultural and ranching activities that led to its productive success. Over its active life, San Gabriel was far more productive than any other mission in California, harvesting over 353,000 bushels of wheat, barley, corn, beans, peas, lentils, and garbanzo beans.<sup>63</sup> The Mission San Gabriel became known in particular for its viticultural production; the mission introduced large-scale viticulture to the region, possessed the largest vineyard in Spanish California, and was the botanical source of many of the vines planted at other missions along the chain.<sup>64</sup> It was also credited with the largest grain crop raised at any mission, with the 1821 harvest amounting to 29,400 bushels.<sup>65</sup>

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<sup>58</sup> Alternate spellings and references for *Isantkanga* include *Isankanga*, *Isankangna*, *Isanthcogna*, *Isantcanga*, *Isanthcagna*, *Isanchanga*, et al. See “Villages.”

<sup>59</sup> J. M. Guinn, *A History of California and an Extended History of Los Angeles and Environs*, vol. 1 (Los Angeles: Historic Record Company, 1915), 58.

<sup>60</sup> The buildings at the site of the first Mission San Gabriel – which became known as “Misión Vieja” following the Mission’s relocation – were all made of wood, and no trace of them remains today. See Guinn, 58.

<sup>61</sup> Alternate spellings and references for *Sibanga* include *Siba*, *Sibat*, *Sibapet*, *Sibap*, *Sibagna*, *Sibanga*, *Sibagua*, et al. See “Villages.”

<sup>62</sup> “History of Mission San Gabriel Arcángel.”

<sup>63</sup> “San Gabriel Arcángel Key Facts,” California Missions, <https://missionscalifornia.com/san-gabriel-arcangel-mission/key-facts> (accessed December 2021).

<sup>64</sup> “San Gabriel Arcángel Key Facts.”

<sup>65</sup> Guinn, 58.



Indian House at the Mission San Gabriel, c. 1844. *USC Digital Library.*

By the late 1770s, when the Mission San Gabriel was re-established at its second location, seven other missions had also been founded. Maintaining the mission system became increasingly cost-prohibitive during this period as Spain's years-long wars with the English and French continued to drain resources. Additionally, Jesuit missions in Baja stopped providing supplies to California's missions, necessitating the shipment of needed materials from Mexico City.<sup>66</sup> As a result, any new or existing missions could not adequately yield the provisions needed by a floundering Spanish government under the current structure. Therefore, while geographically and strategically important, implementing the plans for establishing additional missions was put on hold.

King Carlos III's decision to hold off construction was also significantly influenced by Native American resistance to Spanish colonial rule across the newly-claimed Alta California, which covered Native American territory in the modern-day states of California, Nevada, and Utah, as well as parts of Arizona, Wyoming, Colorado, and New Mexico. It became increasingly clear that a mission system reliant on simply granting land to new European settlers was becoming unmanageable. Military Commander and Governor Felipe de Neve

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<sup>66</sup> Alastair Worden and Randy Leffingwell, *California Missions & Presidios* (St. Paul, MN: Voyageur Press, 2005), 55.



and Viceroy Martin de Mayorga therefore mandated that new missions could not be built solely with Native American labor and would need to be self-supporting.<sup>67</sup> Mission San Gabriel, however, remained “far more productive” than any of the other missions; so much so that it supported the populations of several other missions.<sup>68</sup>

After the secularization of Mission San Gabriel, scattered reports indicate that the forcibly displaced Gabrielino/Tongva/Kizh pursued several options available to them. Some moved from the mission to the burgeoning El Pueblo de Los Angeles looking for work, while others intermarried with other tribes, leaving their traditional homeland.<sup>69</sup> However, a core group of several families stayed in the township of San Gabriel, close to the mission, and formed the cultural and geographic center of the Gabrielino/Tongva/Kizh community.<sup>70</sup>

*There are no extant built resources in the City of Alhambra dating from the period of Spanish rule. The study of archaeological resources is outside the scope of this project.*

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<sup>67</sup> Worden and Leffingwell, 55.

<sup>68</sup> “San Gabriel Arcángel Key Facts.”

<sup>69</sup> Singleton, 50-51.

<sup>70</sup> Singleton, 50-51.



A map of the United States of Mexico as organized and defined by the several acts of the Congress of that Republic, 1826. *California State University, Monterey Bay.*

## **IV. MEXICAN RULE: SECULARIZATION AND SUBSEQUENT LAND GRANTS (1821-1849)**

In 1821, Mexico won its independence from Spain, and Alta California became a territory of Mexico. The territorial capital remained in Monterey, California, with a governor serving as the territory's executive official.

Mexico, however, paid little attention to Alta California, which was sparsely developed and yielded little to no tax revenue to the Mexican government – which was distracted by its own internal instability and constant threats to power. Within several years, however, Mexican officials became concerned about Spain's residual influence in Alta California through the continued operation of the mission system. Spain continued to pose a potential threat to Mexico's power in the territory as the former refused to recognize the latter's independence.

In an effort to curb any potential hostilities, the Governor of Alta California issued a “Proclamation of Emancipation” in 1826, which freed all Native Americans within the military districts of San Diego, Santa Barbara, and Monterey from mission rule and granted them eligibility to become Mexican citizens. Subsequent legislation enacted in Mexico in 1827 mandated the expulsion of Spaniards under the age of sixty from all Mexican territories. However, some Spanish-born Franciscan *padres* managed to escape deportation for a time, and the continuing concern over Spain's influence coupled with these initial efforts paved the way for more significant legislation that would dismantle the Spanish mission system completely.

### **MEXICAN SECULARIZATION ACT OF 1833**

The secularization law directing the closure of the California missions was passed by the Congress of Mexico on August 17, 1833, with more specific regulations to guide implementation passed on August 9, 1834. According to the 2009 National Park Service study:

The [1833] law implied that each Indian mission community would become a town with its own government, much as the Indian pueblos of New Mexico were self-governing entities. Its 15 sections provided detailed directions for the establishment of parish churches, for the support of parish priests, and for the assignment of selected mission buildings “as an *ayuntamiento* house, primary schools, public establishments, and work-shops.” But it was silent regarding rules for the distribution of other mission property.

Regulations guiding implementation of secularization were passed by the California departmental legislature and signed by Governor Figueroa on August 9, 1834. It was a surprisingly balanced document that, had it been

followed, would have guided the development of ejidos—communal landholding pueblos—for the Catholic Indians around each mission.<sup>71</sup>

The regulations were intended to return the land to the Indigenous inhabitants, assigning one half of the mission lands and property to Native Americans in grants of thirty-three acres of arable land, along with common land sufficient to pasture their stock. In addition, one half of the mission herds were to be divided proportionately among the Native American families. The remaining lands were then available for dispersal by the Mexican government.

Had the final secularization law and its accompanying enabling regulations been followed to the letter, the Indians of central California would have received large allotments of lands around each mission in accordance with the ejido (lands in common) landholding system. Instead, Hispanic families received the land in large private blocks, following the haciendo system. The ejido and haciendo landholding systems had developed along two separate paths in Mexico over the centuries of Spanish occupation. Much of Mexico's farm and ranch lands were concentrated in the hands of a few upper-class families as large estates under the hacienda system; under it the landless classes, Indians, mestizo, and mulattos, depended upon the land-owning patrons for tools, supplies, and homes on estate lands. In other parts of Mexico, individual families worked lands assigned by community governments, the lands being held under collective ownership in the ejido system. The communal ejido system developed in many areas where Indians had an agricultural life way, such as among 19 Indian pueblos in New Mexico that are now within the United States.

The distribution of mission lands did not unfold in the way that the 1834 [regulations] foresaw. After the death of Governor Figueroa in September of 1835, a series of commissioners worked with a series of governors and provincial legislatures up through 1846 to distribute most mission lands to wellplaced [sic] Mexican citizens. Some Indian people did receive land titles in a few parts of California, but they were the exception and they seldom retained title for more than a few years.<sup>72</sup>

Instead, the secularization and reallocation of mission lands and other property accelerated the spread of the rancho system that had begun with the land grants dispensed under Spanish rule.

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<sup>71</sup> Milliken et al., 154.

<sup>72</sup> Milliken et al., 155.

## DEVELOPMENT OF THE MEXICAN RANCHO SYSTEM

By the time Alta California was given over to Mexico, about thirty land grants throughout the territory had already been presented to Spanish soldiers and government officials by the King of Spain. However, no titles were actually transferred as part of this effort; Spanish governors were authorized to give concession to the individuals, which allowed them to run stock in certain areas without a formal deed.<sup>73</sup> The “rancho system” as it is known today was instead unique to California under Mexican rule in the 1830s and 1840s.

The majority of land grants were awarded under the rancho system were given to prominent *Californio* families<sup>74</sup> who accumulated great wealth during this period, largely through cattle ranching. The new hierarchy replaced the missionaries with the head of a *Californio* family. Native Americans, whose labor was originally exploited by the missionaries and soldiers stationed at the missions, became the labor source for the growing ranchos. The result was that instead of receiving significant land ownership as intended in the 1834 regulations, most Native Americans either labored on ranchos, went to live among other Native Americans in non-coastal areas, or had to fend for themselves with no assets.

Land in Alta California was considered especially valuable at this time, in part due to the successful agricultural enterprises and aqueduct systems established along the coast during the Mission Era. This was made evident when a U.S. minister in Mexico, Waddy Thompson, Jr., suggested that Mexico cede Alta California to the United States to settle existing debts.<sup>75</sup> However, it was the 1844 presidential election of James K. Polk, who campaigned on a promise of territorial expansion through peaceful means – or otherwise – and the annexation of Texas a year later that provoked Mexico to retaliate using armed forces, prompting the outbreak of the Mexican-American War in 1846. After failed attempts to broker a sale of land between both countries, battles between troops loyal to Mexico and opposing *Californio* rebels prompted the ouster of governors in territories such as the province of Alta California. This series of battles throughout the Alta California region came to be known as the California Campaign, which took place over the course of a year between 1846 and 1847. In January 1847, the Mexican forces capitulated to the United States Army, ending the Conquest of California. The Treaty of Cahuenga was signed on January 13, 1847, marking the surrender of the *Californios* and the end of armed resistance in Alta California.

Following the capture and occupation of Mexico City by U.S. forces in 1847, the war-weary Mexican government – also distracted by internal divisions and infighting – agreed to the

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<sup>73</sup> “Orange County’s First Ranchos – Manuel Nieto and Juan Pueblo Grijalva,” OC Historyland, <https://www.ochistoryland.com/firstrancheros> (accessed March 2021).

<sup>74</sup> *Californio* refers to people of Hispanic descent who were born in what would become the state of California, generally between 1683 and 1848, when California became a U.S. territory. The *Californios* were powerful landholders, receiving large land grants from Spain and Mexico in the 1830s and 1840s.

<sup>75</sup> George L. Rives, *The United States and Mexico, 1821–1848: A History of the Relations Between the Two Countries from the Independence of Mexico to the Close of the War with the United States*, vol. 2 (New York: Charles Scribner's Sons, 1913), 45.

negotiation of a peace treaty. The Treaty of Guadalupe Hidalgo was signed on February 2, 1848, marking the conclusion of the Mexican-American War. Under the terms of the treaty, Alta California was ceded to the United States government. Equally important in terms of the treaty's impact on the development of the territory were the terms it contained regarding existing ranchos and land grants, which confirmed that Spanish and Mexican landowners would retain possession of their land.

As Alta California continued under American governance, a discovery was made that would transform the landscape of the American West forever. Gold was discovered at Sutter's Mill in Coloma, California that same year, sparking a "gold rush" in 1849. The ensuing quest for gold saw hundreds of thousands of people descend upon Alta California between 1849 and 1855 to seek their fortune, including many immigrants from foreign countries. The discovery also gave rise to the mining industry in California, which brought scores of new settlers to the region. The land seized from the Native American population was now populated with enterprising settlers, necessitating the development of townsites under a new American government.

### **RANCHO HUERTA DE CUATI**

The principal portion of the land comprising the present-day City of Alhambra was first developed under the Spanish mission system as part of Mission San Gabriel in 1771 and was later subdivided following the secularization of the missions in the 1830s. By the time the missions were secularized in 1833, the Mission San Gabriel controlled nearly all of the land in the present-day counties of Los Angeles, Orange, Riverside, and San Bernardino.<sup>76</sup> In 1846, what remained of the mission estate was granted by Governor Pio Pico to Hugo Reid and William Workman on the condition that they pay all remaining claims to the mission creditors and support the mission's *padres* without obstructing community access to the church.<sup>77</sup> However, the title granted to Reid and Workman was deemed invalid by the U.S. Land Commission in 1855, and the property was subsequently returned to the Church in 1859.<sup>78</sup>

Although much of the land comprising the initial extent of Alhambra belonged to the United States government by the time it was subdivided to develop the Alhambra Tract, a small portion of the land represented part of the holdings of a rancho that would come to have a significant impact on development in the area. This land represented part of a Spanish land concession awarded to Jose Manuel Perez Nieto in 1784 by Spanish Governor Pedro

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<sup>76</sup> Harold D. Carew, *History of Pasadena and the San Gabriel Valley California* [...], vol. 1 ([Chicago:] The S. J. Clarke Publishing Company, 1930), 197.

<sup>77</sup> "San Gabriel Arcángel Key Facts;" Charles C. Baker, "Mexican Land Grants in California," *The Historical Society of Southern California* 9, no. 3 (University of California Press, 1914): 236-243, 240.

<sup>78</sup> "San Gabriel Arcángel Key Facts."



Fages.<sup>79</sup> Nieto's concession – which was known as the Rancho Los Nietos – was immense, amounting to approximately 300,000 acres that comprised all of the land extending westward from the Mission San Gabriel between the Santa Ana River and the Los Angeles River. Nieto's vast holdings would later be challenged and eventually partitioned into six separate ranchos in 1834, but the part representing present-day Alhambra was divested separately at an earlier date, after Nieto had begun cultivating the portion of his land situated near the Mission San Gabriel following his retirement in 1795. Nieto's efforts interfered with the stock – and more importantly, the irrigated farmlands – of the Mission San Gabriel, which asked Governor Fages' successor, Diego de Borica, to limit Nieto's holdings. Governor Borica ordered Nieto to give up any land needed by the mission. This included the upper end of his rancho, but still left Nieto with about 150,000 acres which reached to the coast.<sup>80</sup> The upper portion of the rancho was returned to the Mission San Gabriel and subdivided following the secularization of the mission in the 1830s.

One of these parcels represented a Mexican land grant that was claimed by Victoria Bartolomea Comicrabit (c.1802-1868), a Gabrielino/Tongva/Kizh woman descended from a prestigious line of tribal chiefs. (Born Bartolomea Comicrabit, she was given the name Victoria by her husband, Hugo Reid, following their marriage in 1837, and it is this name by which she is commonly known today.) Comicrabit was taken to the Mission San Gabriel at the age of six; while there, she caught the attention of Doña Eulalia Perez de Guillen Marine, wife of a Spanish army lieutenant and housemother of the Mission. Doña Eulalia brought Comicrabit home to live with her and her husband in San Pascual, where she educated her in the manners and traditions of a “fine Spanish lady.”<sup>81</sup> Following the secularization of the missions, Doña Eulalia used her husband's connections and influence to arrange for Comicrabit to claim a 128.26-acre parcel of land known as Rancho Huerta de Cuati.<sup>82</sup>

While the secularization of the missions did, in theory, allow for Indigenous people to make claims to the former mission land, such claims were not often honored, and it would have been exceptionally rare for a woman to make such a claim. However, Comicrabit occupied a unique space in the mission world during that time; as an Indigenous woman, she would normally have been marginalized in the eyes of society; yet, due to her prominent ancestry as well as the influential association she enjoyed with affluent Spanish society, she possessed

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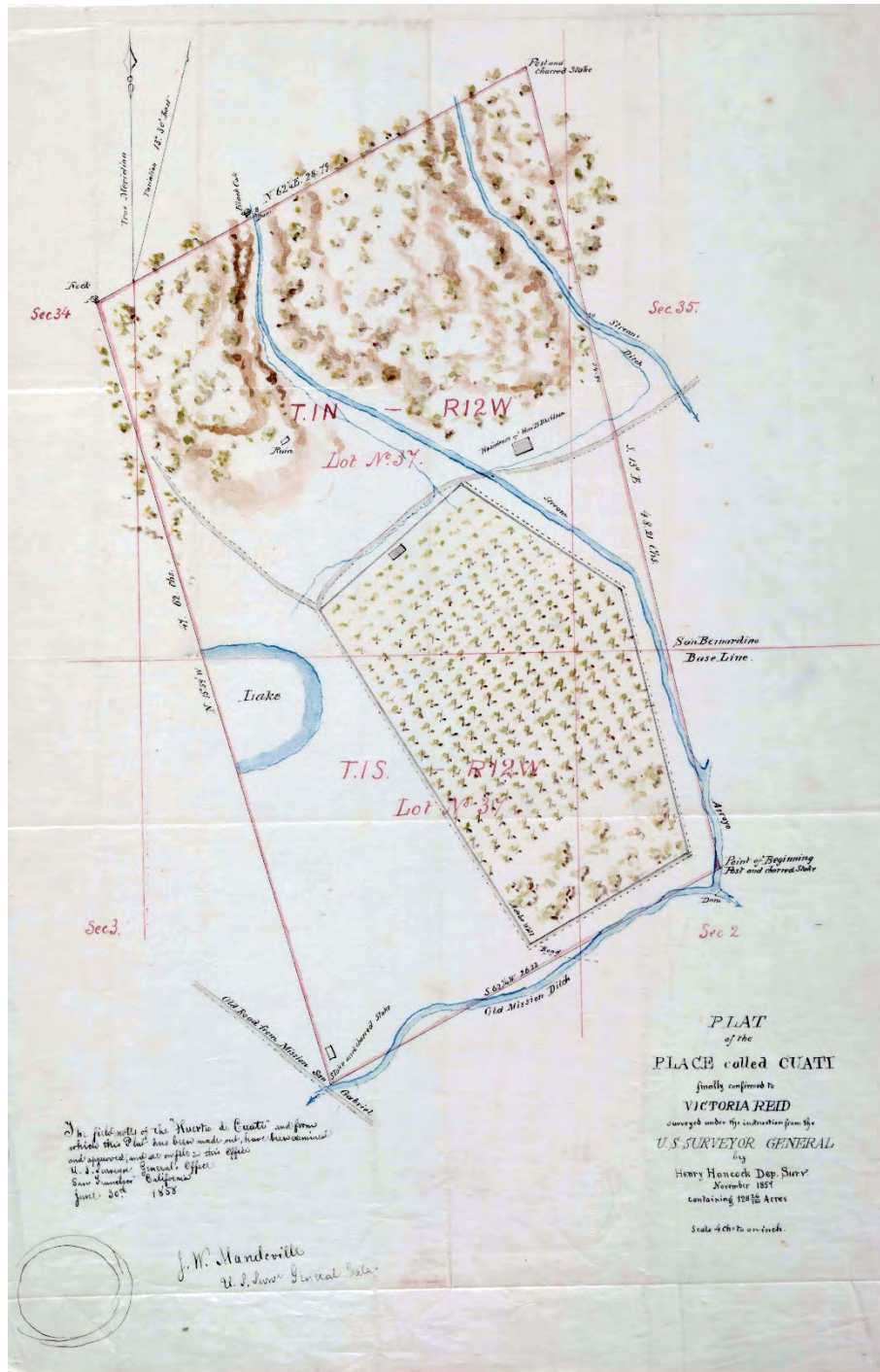
<sup>79</sup> “Orange County's First Rancheros – Manuel Nieto and Juan Pablo Grijalva,” OC Historyland, <https://www.ochistoryland.com/firstrancheros> (accessed December 2021).

<sup>80</sup> “Orange County's First Rancheros – Manuel Nieto and Juan Pablo Grijalva.”

<sup>81</sup> Janet Aird, “Dona Victoria Reid, Indian Princess,” *The Searcher* 48, no. 4 (Autumn 2011): 164-165, <http://www.scsgenealogy.com/genetii/media/2010/GENEii2010-%20Janet%20Aird%20Dona%20Victoria%20Reid.pdf> (accessed March 2021).

<sup>82</sup> Although many historical accounts also credit Victoria Comicrabit Reid with laying claim to the adjacent Rancho Santa Anita as well, conflicting records from the period indicate that Hugo Reid may have purchased Rancho Santa Anita from Henry Dalton himself. See Gloria Ricci Lothrop, “Rancheras and the Land: Women and Property Rights in Hispanic California,” *Southern California Quarterly* 76, no. 1, The W. P. Whitsett Distinguishing California Lectures (Spring 1994): 59-84, 80.

real – yet complicated – social capital. Of particular note is that Comicrabit retained title to the property under her own name when the grant was awarded by Mexican Governor Juan Alvarado in October 1838; although she had married Scottish merchant Hugo Reid the previous year, Reid could not claim the land himself as he was not yet a Mexican citizen.



Plat of the Place called Cuati, surveyed by Henry Hancock, November 1857. *Huntington Library.*



Hugo Reid and Victoria Comicrabit Reid made their home at the nearby Rancho Santa Anita, which they had also acquired, but continued to cultivate the Rancho Huerta de Cuati for fourteen years.<sup>83</sup> Hugo Reid prospered as a rancher until the changes which soon followed the American acquisition of California worked against his interests.<sup>84</sup> He eventually went bankrupt and was forced to sell off Rancho Santa Anita in 1846; however, Victoria Comicrabit Reid managed to retain the Rancho Huerta de Cuati despite the couple's reduced financial circumstances. In his final years, Hugo Reid rose to prominence as an early chronicler of his wife's Indigenous culture, and he became known for a series of letters documenting the history of "The Indians of Los Angeles County" that were published shortly before his death in 1852.

*There are no extant built resources in the City of Alhambra dating from the period of Mexican rule. The study of archaeological resources is outside the scope of this project.*

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<sup>83</sup> "Huerta de Cuati, Diseño 455, GLO No. 421, Los Angeles County, and associated historical documents," (2018), *Los Angeles County*, 77, [https://digitalcommons.csUMB.edu/hornbeck\\_usa\\_4\\_a\\_lac/77](https://digitalcommons.csUMB.edu/hornbeck_usa_4_a_lac/77) (accessed January 2021). The name is also spelled on some records as the Rancho Huerta de Quati.

<sup>84</sup> Reid and Heizer.





The Old Spanish and Mexican Ranchos of Los Angeles County, by Leavitt Dudley, 1965. David Rumsey Map Collection.



## **V. EARLY CALIFORNIA: AMERICAN STATEHOOD AND RANCHO DEVELOPMENT (1850-1874)**

The Gold Rush of 1849 brought thousands of new settlers to California, as did the introduction of paddle steamer routes carrying passengers and cargo from Central American countries to the Pacific Coast in the late 1840s. People were arriving in such numbers that California could hardly cope; with few settlements dotting the vast swaths of undeveloped rancho land and almost no existing infrastructure – or even irrigation – the territory was wholly unprepared for the sudden influx of approximately 80,000 people that arrived in 1849 alone. Agricultural and ranching operations were accelerated to meet the food needs of the new settlers, but the problem of housing remained, as did the lack of community services such as banks, merchants, or even medical care – not to mention the lawlessness that reigned in an unsupervised territory now flush with money and gold. As a result, the pressure to open up the West began to mount.

### **THE CALIFORNIA LAND ACT**

With the passage of the California Statehood Act on September 9, 1850, the former territory of Alta California became the thirty-first state in the Union. In theory, California's elevation to statehood should not have motivated any substantial physical changes to the landscape of the new state; the Treaty of Guadalupe Hidalgo had made provisions for Spanish and Mexican landowners to retain their ranchos. However, the United States government was facing growing political pressure to open up lands in the west for settlement by Americans, and in 1851, the United States Congress passed the California Land Act – officially known as “An Act to ascertain and settle private Land Claims in the State of California.” The statute established a three-member board known as the Public Land Commission, which was charged with determining the validity – or lack thereof – of land grants previously assigned by both the Mexican and Spanish authorities under earlier periods of rule.

The terms of the California Land Act directly contradicted those previously set forth in the Treaty of Guadalupe Hidalgo, which had been signed only three years earlier. In signing the Treaty, the United States government had committed to honoring earlier land grants dispensed by the Spanish and Mexican governments, and certain articles of the statute specifically provided for the continued protection of existing property rights enjoyed by Mexican citizens residing in the territories at the time.

Under the California Land Act, however, all holders of Spanish and/or Mexican land grants were required to present their titles for verification by the Public Land Commission. Landowners were given two years to present sufficient evidence to support their claim to their land; if they could not do so, the property would automatically pass into the public domain and could then be dispensed by the United States government. And, perhaps not surprisingly, the requirements for proof of ownership generally surpassed those earlier records which had been used to document it. As Rachel Surls notes, “Boundaries of these

tracts of land were established with simple drawings that showed general boundaries of the property. Surveys were conducted, but were often approximate, using trees, streams, or boulders as boundary markers.”<sup>85</sup> Documentation, too, was limited, and compounded by conflicting claims and disputed boundaries. However, explains Surls, “this worked out okay in the Spanish and Mexican era because there was simply so much land and so few people. Exact boundaries were not so important.”<sup>86</sup>

Spanish and Mexican landowners also faced other difficulties defending their claims. The claim hearings were all held in San Francisco, which required a lengthy, costly, and physically difficult journey. Further, the hearings were held in English – a challenge for the largely Spanish-speaking grantees – and often necessitated hiring translators as well as legal representation, an additional expense that was difficult to meet when the appeals process frequently took years or even decades to resolve. Some landowners spent their entire fortune defending their claim, only to be compelled to offer up the land to their lawyers as payment for services rendered.

While the outcome of the California Land Act was both personally and economically devastating for many of the families that owned ranchos in Southern California, enforcement of the law also motivated other, more far-reaching impacts on the development of the region. Rachel Surls explains that the statute “led in large part to the breakup of rancho lands that dominated the Los Angeles area landscape. Newfound availability of this land drew settlers who wanted to obtain smaller acreages for farming and helped to fuel a massive Los Angeles land boom in the 1880s. The law also sparked the transformation of Los Angeles from a rancho economy to the beginning of a more complex economy as land became available for other purposes.”<sup>87</sup>

### **EARLY IMMIGRATION EFFORTS AND EXCLUSIONARY POLICIES**

Although there was indeed pressure to open the American West for settlement, that didn’t mean that public sentiment favored opening up the region to just *anybody*. The Gold Rush had prompted the first significant influx of domestic as well as foreign immigrants to the state, including many Chinese and Latin American prospectors. Although relations between different ethnic groups in mining communities remained peaceful for a time, as more and more people flooded into California and the competition for gold became increasingly intense, those relations soured. Many white Americans shared the jingoist sentiments that had become widespread after the recently-concluded Mexican-American War, and now believed that “foreigners” – namely, Latino miners but also French, Chinese, and other non-citizens – were taking gold that they thought was rightfully theirs, “leaving little for ‘true

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<sup>85</sup> Rachel Surls in Jeremy Rosenberg, “How Rancho Owners Lost Their Land And Why That Matters Today,” KCET, <https://www.kcet.org/history-society/how-rancho-owners-lost-their-land-and-why-that-matters-today> (accessed January 2021).

<sup>86</sup> “How Rancho Owners Lost Their Land And Why That Matters Today.”

<sup>87</sup> “How Rancho Owners Lost Their Land And Why That Matters Today.”

citizens' like themselves.”<sup>88</sup> As Gary Kamiya explains, anti-Latino sentiment had already begun to run high in the mines, in part because many Mexican and Chilean miners arrived with more mining expertise than their white counterparts as a result of previous mining work in their home countries.<sup>89</sup> Resentment soon spread toward other ethnic groups as well, like the Chinese, who were willing to accept lower wages than whites. Soon, organized programs of harassment and exclusionary tactics commenced, and eventually grew to include acts of violence, including lynching and “organized killing expeditions.”<sup>90</sup>

The Gold Rush ultimately gave rise to the first organized wave of white nationalism in the state of California and prompted the introduction of the United States' government's earliest exclusionary policies. These policies and their impacts on the landscape and population of California are discussed below.

### **Foreign Miners' Tax**

In 1852, Chinese formed one-tenth of the state's population and nearly one-third of the mining population.<sup>91</sup> Chinese miners were often willing to take jobs – which were not without hazards – for less money than their white counterparts, and often earned a living working claims abandoned by other miners.<sup>92</sup> This spurred resentment amongst white miners, who felt the Chinese were completing unfairly for jobs – a complaint which soon overflowed into other fields of work as well. Soon, there was a call to limit foreign competition in mining. In response, Congress adopted the Foreign Miners' Tax Act of 1850, which imposed a tax on foreign miners of \$20 per month – the equivalent of over six hundred dollars a month in 2021 dollars. According to the law, the tax applied to all miners in the state of California who were not United States citizens and who had not become citizens as a result of the Treaty of Guadalupe Hidalgo, effectively limiting the tax imposed to Chinese and Latino miners. Latino miners staged a series of violent revolts which ultimately saw Latino miners expelled; ten thousand Mexican miners returned home immediately, and by 1860, four-fifths of the state's Latino population had been driven out of the California mines.<sup>93</sup> The Chinese miners, however, remained – at least for a time.

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<sup>88</sup> Gary Kamiya, “The Dark Side of the Gold Rush,” SF Opera, <https://sfopera.com/seasons/1718season/201718-season/goldenwest/dark-side-of-the-gold-rush/> (accessed November 2021).

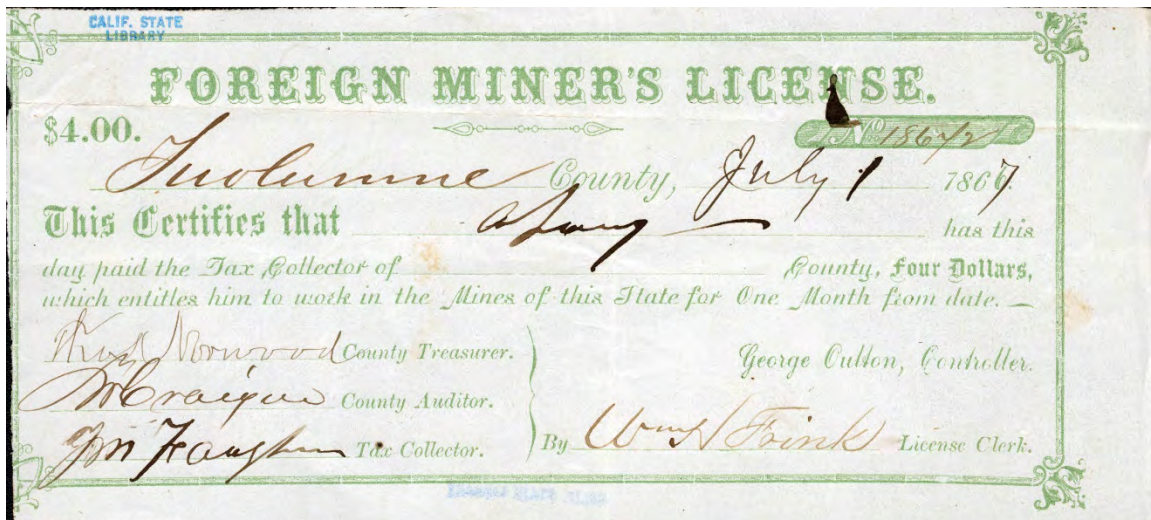
<sup>89</sup> Kamiya, “The Dark Side of the Gold Rush.”

<sup>90</sup> Kamiya, “The Dark Side of the Gold Rush.”

<sup>91</sup> Jean Pfaelzer, “Foreign Miners Tax,” in *Encyclopedia of U.S. Labor and Working Class History*, vol. 1: A-F, ed. Eric Arnesen (New York: Routledge, 2007): 468-469, 468.

<sup>92</sup> “Asian Americans: Gold Rush Era to 1890s,” curated and written by the University of California, 2005, Calisphere, <https://calisphere.org/exhibitions/52/asian-americans-gold-rush-era-to-1890s/> (accessed November 2021).

<sup>93</sup> Pfaelzer, 468.



Foreign Miner's License, Tuolumne County, California, 1867. *California State Library.*

Although the Act was repealed in 1851 after only a year, a second Foreign Miners' Tax Act was adopted in 1852, which imposed a fee of three dollars per month – a tax that was quickly raised to four dollars per month in 1853, and then to six dollars in 1855. From the perspective of white settlers, the tax was a win-win situation – either the excessive fees would drive foreign miners out of the state, and if not, the state of California could at least profit off of their desire to remain. And they certainly profited: Between 1852 and 1870, years in which one billion dollars of *untaxed* gold was mined in California, Chinese miners paid a staggering \$58 million to the state, ranging from one fourth to one half of California's revenue.<sup>94</sup> By the time the tax was finally nullified in 1870, ninety-eight percent of the nearly five billion dollars collected as a result of the Tax Act came from Chinese miners.<sup>95</sup> While the tax ultimately did reduce the Chinese population for several years, the trend was temporary and numbers ultimately rebounded and even increased as additional work opportunities became available.

### **Act for the Government and Protection of Indians**

The Chinese were not alone in their exclusion from society. As the ranchos were broken up following the implementation of the California Land Act, the new owners of smaller tracts – which were now populated in far greater numbers than earlier ranches – were often less tolerant of Native Americans, and these smaller ranchos were farmed and grazed more

<sup>94</sup> Pfaelzer, 469.

<sup>95</sup> Pfaelzer, 469.



intensively, a move which greatly diminished the Indigenous food supply.<sup>96</sup> Skilled jobs once held by Native Americans were also now often filled by whites.

More significantly, only one week after signing the Foreign Miners' Tax into law in April 1850 – and four months before California was officially admitted to the Union – California Governor Peter Hardeman Burnett also approved the adoption of The Act for the Government and Protection of Indians. The Act – which was nicknamed the Indian Indenture Act – facilitated the removal of Native Americans in California from their traditional lands, separating children and adults from their families, languages, and cultures.<sup>97</sup> The law provided for the indenturing of Native Americans to white ranchers, and also punished “vagrant” Native Americans by “hiring” them out to the highest bidder at a public auction if the individual could not provide sufficient bond or bail.<sup>98</sup>

More specifically, the Act allowed for the following:<sup>99</sup>

- The Justice of the Peace would have jurisdiction over all complaints between Native Americans and whites; "but in no case shall a white man be convicted of any offense upon the testimony of an Indian or Indians."
- Landowners could permit Native Americans who were peaceably residing on their land to continue to do so, but they could also apply to the Justice of the Peace for the removal of Native Americans from lands in the white person's possession.
- Any person could go before a Justice of the Peace to obtain Native American children for indenture. (This section would eventually be used to justify and provide for Native American slavery.)
- If any Native American was convicted of a crime, any white person could come before the court and contract for the individual's services, and in return, would pay that individual's fine.
- It would be illegal to sell or administer alcohol to Native Americans.
- Finally, any Native American found strolling, loitering where alcohol was sold, begging, or leading a profligate course of life would be liable for arrest. The justice, mayor, or recorder would make out a warrant. Within twenty-four hours, the services of the Native American in question could be sold to the highest bidder. The term of service would not exceed four months.

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<sup>96</sup> “A History of American Indians in California: 1849-1879,” in California Department of Parks and Recreation, Office of Historic Preservation, *Five Views: An Ethnic History Site Survey for California*, December 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views.htm](https://www.nps.gov/parkhistory/online_books/5views/5views.htm) (accessed November 2021).

<sup>97</sup> Kimberly Johnston-Dodds, “Early California Laws and Policies Related to California Indians,” prepared at the request of Senator John L. Burton, President Pro Tempore, by the California Research Bureau, Sacramento, CA, September 2002, <https://www.courts.ca.gov/documents/IB.pdf> (accessed November 2021), 1.

<sup>98</sup> Johnston-Dodds, 1.

<sup>99</sup> The following discussion has been excerpted and adapted from “A History of American Indians in California: 1849-1879,” and supplemented with additional information from Johnston-Dodds, 5-8.

While the Act did make provisions for Native Americans to reside on private land, it also created a legal framework that encouraged the widespread kidnapping, abuse, enslavement, and even elimination of Native Americans. Subsequent amendments only served to worsen the conditions resulting from the Act. In 1851 and 1852, the California State Legislature authorized payments for the “suppression of Indian hostilities,” prompting white settlers to conduct their own elimination campaigns.

In 1860, the law of 1850 was amended to state that Native American children and “vagrants” could be put under the custody of Whites for the purpose of employment and training. Under the law, it was possible to retain the service of Native Americans until 40 years of age for men and 35 years of age for women. This continued the practice of slavery and made it legal for Native Americans to be retained for a longer period of time and be taken at a younger age.

The other practice that provided much of the labor force, especially in southern California, was to have city officials pick up Native Americans as vagrants. These officials would then turn them over to the ranchers and other people who needed laborers. This was all done under the provisions of the 1850 law. After four months or some other term of service, the employer would return them to the city, usually to a place where alcohol was served. Shortly after their return, the Native Americans would be picked up once again as vagrants, and returned to the labor force.

These types of activities occurred until 1866, when, to comply with the 14th Amendment of the United States Constitution, the State Legislature repealed the law. However, the Act for the Government and Protection of Indians set the tone for relations between whites and Native Americans in the years to come.<sup>100</sup>

## **DEVELOPMENT OF THE TRANSCONTINENTAL RAILROAD**

Although California’s admission to the Union linked the state with the rest of the country legally and politically, it remained a geographically – and thus economically – isolated region. One of the earliest attempts to ameliorate the situation was the California Overland Mail Act, which was passed by Congress in 1857. The law authorized overland mail delivery service to California and promised government aid to any company that could reliably transport mail from St. Louis to San Francisco twice a week and guarantee its arrival within twenty-five days. As a result, a stagecoach line carrying both passengers as well as overland mail to and from California was established in 1858. Timely communication remained limited, however, until 1861, when the first transcontinental telegraph line was completed. Its construction eliminated gaps in transmission in Nevada and created a link between St. Joseph, Missouri, and Sacramento, allowing telegrams to be transmitted between the East and West Coasts for the first time.

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<sup>100</sup> “A History of American Indians in California: 1849-1879.”



**Traveler's Map of the Central Pacific Railroad of California, 1869. *Claremont Colleges Digital Library.***

The transcontinental divide was effectively bridged – at least geographically – in 1869 with the completion of the transcontinental railroad. Its construction linked the lines of the Union Pacific Railroad in the east and the Central Pacific Railroad in the west and made overland transport possible between the East and West Coasts. Construction of the railroad signaled the first of many changes to the Southern California landscape that would take place in the coming decades; the tracks ran through a number of tribal territories, bringing into conflict cultures that held very different views.<sup>101</sup> Artist Herman Schuyler captured the struggle of this period in his painting *The First Train*, which depicts a group of Native Americans watching a train pass across the prairie in the distance, just beyond their settlement in the foreground.



**The First Train, Herman Schuyler, c. 1880. *Bancroft Library, University of California, Berkeley.*** The construction of the railroad also brought new populations to California – not only as passengers, but as workers, too. Chinese immigrants – who had first migrated to the state during the Gold Rush in search of work – were now in demand for construction work. Railroad companies had previously hired Chinese workers for the construction of other regional railroads throughout the state in the late 1850s, and they were now in demand for

<sup>101</sup> “The Transcontinental Railroad,” curated and written by the University of California, 2005, Calisphere, <https://calisphere.org/exhibitions/18/the-transcontinental-railroad/> (accessed November 2021).

the dangerous, backbreaking work of building the transcontinental line after calls for workers garnered little response from white men.<sup>102</sup>

In January 1864, the Central Pacific hired a crew of 21 Chinese workers and hired more during that year. In January 1865, convinced that Chinese workers were capable, the railroad hired fifty Chinese workers and then fifty more. But the demand for labor increased, and white workers were reluctant to do such backbreaking, hazardous work. As Leland Stanford reported to Congress in 1865, “A large majority of the white laboring class on the Pacific Coast find most profitable and congenial employment in mining and agricultural pursuits, than in railroad work. The greater portion of the laborers employed by us are Chinese, who constitute a large element of the population of California. Without them it would be impossible to complete the western portion of this great national enterprise, within the time required by the Acts of Congress.”

Soon the Chinese labor pool from California was exhausted, and the Central Pacific arranged with labor contractors to recruit large numbers of Chinese workers directly from China. By July 1865, the Chinese workforce on the CPRR was nearly 4,000. In February 1867, approximately 8,000 Chinese were working on the construction of tunnels and 3000 were laying track, representing ninety percent of the workforce. Historians estimate that at any one time as many as 10,000 to 15,000 Chinese were working on constructing the railroad. Most Chinese probably did not work for the entire duration of construction and others would take their place, particularly because the work was so difficult and dangerous. Consequently, the total number of Chinese was even greater.<sup>103</sup>

The Chinese worked until the CPRR was linked to the Union Pacific Railroad (UPRR) on May 10, 1869, and many continued to work on the CPRR and UPRR, as well as other railroads from California to New York.<sup>104</sup> Although some Chinese returned to their home country following the completion of the railroad, others remained in California and sought work in the cities and towns now growing up along the line they had labored to build, where common fields of employment included agriculture, mining, logging, or construction work.<sup>105</sup>

The completion of the railroad and the subsequent release of Chinese workers to seek other employment occurred at an opportune moment in the history of development of the San

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<sup>102</sup> “Key Questions,” Chinese Railroad Workers in North America Project, <https://web.stanford.edu/group/chineserailroad/cgi-bin/website/faqs/> (accessed November 2021).

<sup>103</sup> “Key Questions.”

<sup>104</sup> “Key Questions.”

<sup>105</sup> “Key Questions.”

Gabriel Valley, where they soon played a critical role in providing labor for the region's earliest attempts at agricultural and commercial development.

### **BENJAMIN DAVIS WILSON AND THE LAKE VINEYARD**

Many of Southern California's rancho owners were impacted by the far-reaching consequences of the California Land Act. Among them were Hugo and Victoria Comicrabit Reid, who found Victoria's claim to the Rancho Huerta de Cuati called into question. Victoria Comicrabit Reid filed a claim for the land with the Public Land Commission on November 5, 1852.<sup>106</sup> Seven years and several appeals later, her patent for the land was issued on June 30, 1859.<sup>107</sup>

Her victory arrived, however, about six years and ten months too late. Victoria Comicrabit Reid's husband, Hugo Reid, had died in December 1852, less than two months after her claim to the Rancho Huerta de Cuati was first filed. Having already been bankrupted in the last years of his life, Reid's death left his wife in reduced financial circumstances, and to make matters worse, the guardian Reid had hired to protect her assets after his death made off with what little money remained.<sup>108</sup> Victoria Comicrabit Reid struggled to maintain the Rancho Huerta de Cuati for a year before selling the property to Benjamin Davis Wilson on February 6, 1854.<sup>109</sup>

### **Lake Vineyard**

Upon his purchase of the Rancho Huerta de Cuati, Benjamin Wilson named the ranch "Lake Vineyard" after the shallow natural lake that occupied a portion of the property. After contemplating a move back East, his new property induced him to stay in California, declaring Lake Vineyard "the prettiest and healthiest place in California."<sup>110</sup> He planted fruit

<sup>106</sup> "Huerta de Cuati, Diseño 455, GLO No. 421, Los Angeles County, and associated historical documents."

<sup>107</sup> "Huerta de Cuati, Diseño 455, GLO No. 421, Los Angeles County, and associated historical documents."

<sup>108</sup> Susanna Bryant Dakin, *A Scotch Paisano in Old Los Angeles: Hugo Reid's Life in California, 1832-1852 Derived from His Correspondence* (Berkeley, CA: University of California Press, 1939), 199.

<sup>109</sup> Finding Aid, Benjamin Davis Wilson Collection, The Huntington Library, San Marino, California, [https://oac.cdlib.org/findaid/ark:/13030/kt6m3nf6s2/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/kt6m3nf6s2/entire_text/) (accessed March 2021). Although some historians have disputed the year of Reid's death vis à vis Wilson's purchase of the Rancho Huerta de Cuati, the account of Reid's funeral provided in the previously-cited article ("A Mooted Historical Point," *Los Angeles Evening Express*, April 19, 1875) compared with deed records held in Wilson's own archives confirm that Reid died in 1852 and Wilson subsequently purchased the property in 1854.

<sup>110</sup> Much of the discussion of the development of Lake Vineyard and the establishment of the San Gabriel Winery has been derived from Thomas Pinney, *A History of Wine in America: From the Beginnings to Prohibition* (Berkeley, CA: University of California, 1989), 296.





**View from Lake Vineyard, circa 1880. Wilson's winery can be seen in the distance.**  
*Huntington Library.*

of all kinds, especially large groves of oranges; he also brought in water, planted ornamental trees, laid out avenues, and “so adorned the property that it quickly became the unrivalled showplace of the region: no visit to Los Angeles was complete without a visit to Wilson and his Lake Vineyard.”<sup>111</sup>

In addition to Lake Vineyard's beauty, the property intrigued Wilson for other reasons. He had begun to take an interest in viticulture, and Lake Vineyard offered an ample supply of mature grapevines. There were vines already present on the property when Wilson took possession of the land; his granddaughter would later recall the original Mission vines there as having trunks six feet high before they succumbed to the Anaheim disease in the 1880s and 1890s; they may have been planted as early as 1815, for the Lake Vineyard in 1876 was thought to contain vines as much as sixty years old.<sup>112</sup>

Wilson expanded beyond the inheritance of Mission vines, however, and made continuing experiments with new and superior varieties in the hope of discovering what the region would yield best; he is even credited with developing the first sparkling wine in California.<sup>113</sup> He continued his experimentation throughout the 1860s and eventually saw the reputation of his wines extend outside California. He secured an agent in 1862, who helped facilitate the distribution of his wines as far away as Japan, although it was the East Coast market that was the most financially bountiful.

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<sup>111</sup> Pinney, 296.

<sup>112</sup> Pinney, 296.

<sup>113</sup> Pinney, 296.



Eventually, being a winemaker proved in the heady days of the late 19<sup>th</sup> century began to wear on Benjamin Wilson. The challenges of the industry during that period were numerous; chief among them was the spoilage of product in transit, price-gouging wars among competitors, and a growing American preference for hard liquor. Losing interest in the business, Wilson was only too happy to take on a more active business partner in the form of his son-in-law, James De Barth Shorb.



**Agricultural laborers at the J. De Barth Shorb Vineyards, San Marino, undated photograph.**  
*California Historical Society.*

Although Wilson had been the first in the region to make a success of viticulture outside of the Mission San Gabriel, Shorb was the innovator who transformed the business and the region which contained it. With a San Francisco partner, he leased all of the Lake Vineyard and its cellars under the name of B. D. Wilson and Co., his father-in-law lending only his name to the firm.<sup>114</sup> At first, Shorb took over personal direction of the firm's San Francisco agency, where, he informed his father-in-law, in one year he would "sell more wine than the whole of them put together."<sup>115</sup> The expansion of the enterprise soon brought Shorb back to the Lake Vineyard, where new vineyards were being planted and large additions made to the cellars.<sup>116</sup>

In addition to expanding the vineyards, Shorb also expanded his labor force: in 1869, he became the first to employ Chinese laborers in Southern California.<sup>117</sup> According to Thomas Pinney, at the time the labor population in the region consisted primarily of "Mission

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<sup>114</sup> Pinney, 299.

<sup>115</sup> Pinney, 299.

<sup>116</sup> Pinney, 299.

<sup>117</sup> Pinney, 299.

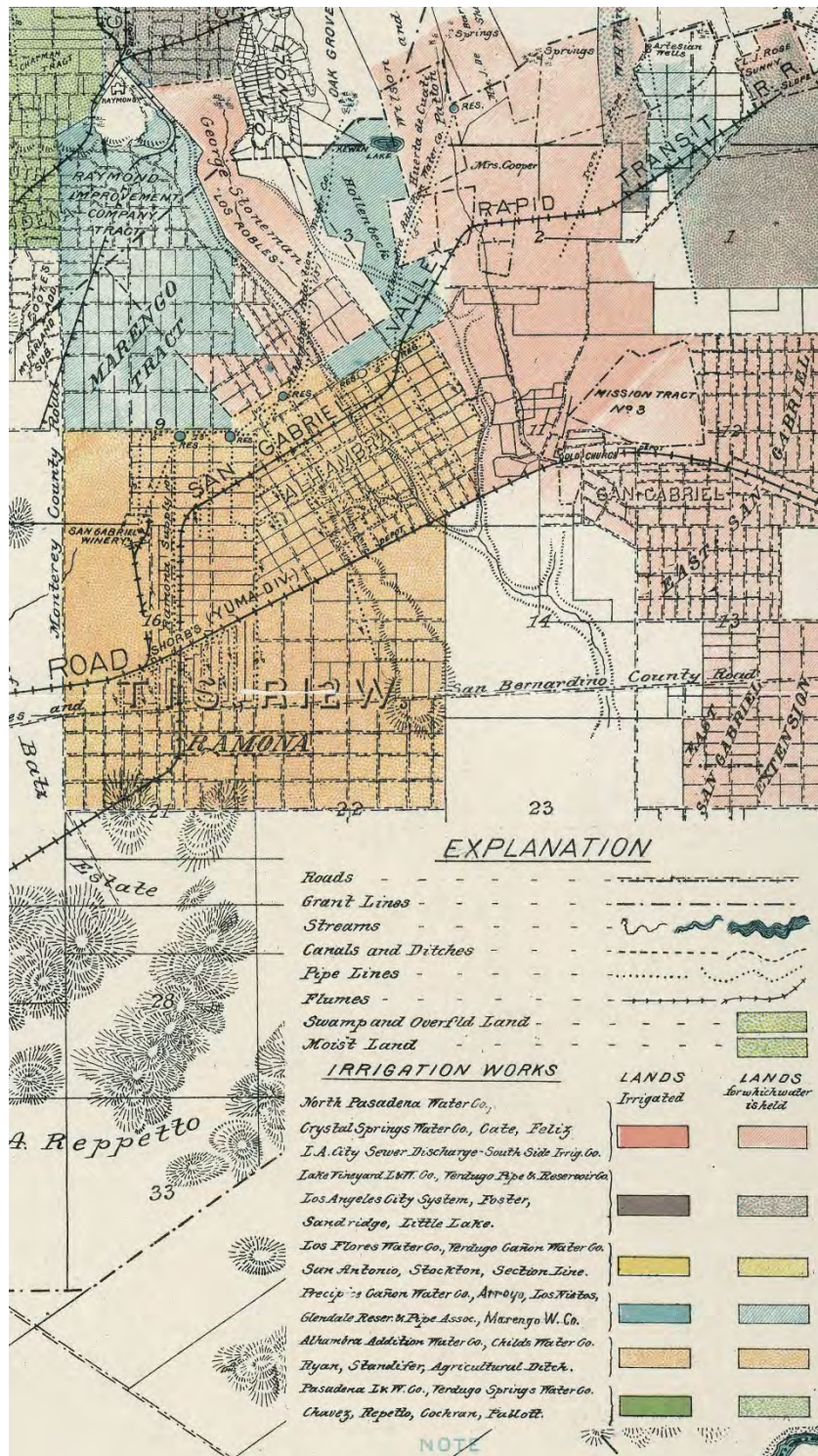
Indians or Sonorans from Mexico.”<sup>118</sup> Following the completion of the Transcontinental Railroad in 1869, however, many of the Chinese railroad workers responsible for its construction had remained in California, and some eventually found work at Shorb’s winery.

Although its beginnings had been modest, in the coming years the Lake Vineyard winery would evolve into a major commercial concern under Shorb’s leadership. Its operation set the course for the earliest industrial development efforts in the region and established Alhambra’s identity as a center for industrial activity.

*There are no extant built resources in the City of Alhambra dating from the Early California period.*

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<sup>118</sup> Pinney, 299.



Detail of irrigation map showing water lines in Alhambra and the surrounding area, 1888. From California State Engineering Department, Detail Irrigation Map, Los Angeles Sheet, Irrigation Data, 1888. *David Rumsey Map Collection.*



## VI. EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)

The completion of the transcontinental railroad in 1869 put California on the map – both literally and figuratively. Indeed, short of colonization, there are few historical influences that have resulted in a greater impact to the landscape of California than the construction of the railroad and all the associated development that followed. The railroad brought an end to the Golden State’s relative isolation and encouraged the spread of more civilized development, which could now be accomplished with ease thanks to improved transport. Settlements now sprang up around railroad junctions and depots, with many growing into larger towns and eventually full-fledged cities. The railroad also brought increased economic activity to the state, extending trade beyond the region to both national and international markets. Indeed, California’s particular charms were now playing to a much wider audience, and Southern California’s mild climate and ideal growing conditions – coupled with the rock-bottom ticket prices resulting from fare wars between the now-competing railroad companies that serviced California – brought an influx of curious prospectors, tourists, and settlers to the area, sparking Southern California’s first land boom in the 1880s.

The completion of the Transcontinental Railroad also “gave an impetus to railroad building in California” as a whole, writes James Miller Guinn.<sup>119</sup> In 1870, the California State Legislature enacted a law authorizing any county in the state to bond itself to the amount of five percent of the assessed value of all properties in the county in order to aid in building a railroad.<sup>120</sup> Now, regional rail lines were springing up across the state. Their location would contribute greatly to shaping patterns of development throughout California in the decades to come.

### POPULATION, IMMIGRATION, AND EXCLUSIONARY POLICIES IN THE LATE 19<sup>TH</sup> CENTURY

The introduction of railroad lines both to and throughout the State of California brought scores of immigrants to the Pacific Coast. Many Chinese railroad workers who had played a critical role in the construction of the Transcontinental Railroad remained in Southern California following the railroad’s completion, and found work in communities that had been established along the rail lines. However, many Chinese immigrants encountered antipathy due to their willingness to accept lower wages for more physically demanding jobs.

Many white laborers and politicians vocally complained about Chinese immigration and sometimes resorted to violence against Asians. Workers argued that an oversupply of Chinese laborers lowered wages and took jobs away from white workers. California labor leader Denis Kearney famously argued in the 1870s and 1880s that Chinese laborers were tools of wealthy

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<sup>119</sup> J. M. Guinn, “Pioneer Railroads of Southern California,” *Annual Publication of the Historical Society of Southern California* 8, no. 3 (1911): 188-192, <https://www.jstor.org/stable/41168875> (accessed November 2021), 189.

<sup>120</sup> Guinn, “Pioneer Railroads of Southern California,” 189.

capitalists who conspired to destroy working class laborers. He frequently ended his speeches by saying “and whatever happens, the Chinese must go.” Meanwhile, politicians opposed civil rights for Asian immigrants and engaged in fearmongering by claiming that Chinese people spread germs for which they were immune but white people were not.<sup>121</sup>

Prior to 1875, states managed immigration, but that practice ended when the United States Supreme Court held it to be a federal matter.<sup>122</sup> Following that decision, federal lawmakers passed the Page Act.

The Page Act of 1875 was the product of many political factors, including concerns over involuntary servitude, declining wages in the labor market, prostitution, and popular racist stereotypes about people of Asian descent. The act established three different goals. First, it authorized the use of federal agents at immigration ports to search and question “any subject of China, Japan, or any Oriental country” to determine if that person had come “without their free and voluntary consent, for the purpose of holding them to a term of service.” If agents suspected that the person had come involuntarily to engage in “lewd and immoral purposes” while in the U.S., they could be expelled. Second, it effectively banned the immigration of Chinese women by portraying most of them as arriving in the U.S. solely to work as prostitutes. Finally, the act banned people who had been convicted of felonies in their home country from immigrating to the United States.<sup>123</sup>

Seven years later, Congress went further and banned the entrance of Chinese laborers with the passage of the Chinese Exclusion Act in 1882, which was enacted in response to labor agitation against Chinese immigrants in California and growing racism in the United States overall.<sup>124</sup> The Chinese Exclusion Act barred practically all Chinese immigrants from entering the United States for ten years, excepting only diplomats and their servants.<sup>125</sup> It was the first federal law ever passed banning a group of immigrants based solely on race or nationality. The law also prevented Chinese immigrants from becoming American citizens, making Chinese residents in the United States permanent aliens. The Chinese Exclusion Act

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<sup>121</sup> National Park Service, “Ulysses S. Grant, Chinese Immigration, and the Page Act of 1875,” Ulysses S Grant National Historic Site, <https://www.nps.gov/articles/000/ulysses-s-grant-chinese-immigration-and-the-page-act-of-1875.htm> (accessed November 2021).

<sup>122</sup> The following discussion has been excerpted and adapted from David M. Reimers, “Johnson-Reed (Immigration Restriction) Act (1924),” in *Encyclopedia of U.S. Labor and Working Class History*, vol. 1: A-F, ed. Eric Arnesen (New York: Routledge, 2007): 721-723, and supplemented with block quotes from additional sources.

<sup>123</sup> National Park Service, “Ulysses S. Grant, Chinese Immigration, and the Page Act of 1875.”

<sup>124</sup> “Johnson-Reed (Immigration Restriction) Act (1924),” 721-723.

<sup>125</sup> The following discussion has been excerpted and adapted from Andrew Gyory, “Chinese Exclusion Acts,” in *Encyclopedia of U.S. Labor and Working Class History*, vol. 1: A-F, ed. Eric Arnesen (New York: Routledge, 2007): 240-241.

was subsequently renewed in 1892 and 1902, and made permanent in 1904. The law, which remained in effect for over sixty years before it was repealed, set a precedent for all future anti-immigration laws in the United States.<sup>126</sup>

The Scott Act, which was subsequently enacted in 1888, expanded upon the Chinese Exclusion Act by barring reentry to the United States after leaving, making it virtually impossible for Chinese merchants who had settled in America to ever reunite with their families.

Although the bulk of the exclusionary policies enacted during this period were focused on barring Chinese immigrants, Native Americans also found themselves barred from their own land under a uniquely circular policy. The Dawes Act, which was passed in 1887, allowed the United States government to break up Native American tribal lands and return them to Native Americans under the guise of distributing the land as individual plots. It was hoped that such a distribution might encourage Native Americans to develop the land through agriculture or farming, and hopefully assimilating Western culture in the process. However, Native American tribes already controlled the land they were receiving – now at a fraction of its original acreage, and in a condition often unsuitable for farming.

Reformers saw the Dawes Act as the best solution for the “Indian Problem.” By “killing the Indian to save the man,” it was supposed to transform Indians into yeoman farmers and help them achieve a level of civilization (as defined by federal lawmakers) necessary for incorporation into American society. Some took advantage of this mandate and became successful farmers and ranchers. But for the most part, the Dawes Act dealt a decisive blow to their subsistence cultures, rendering many American Indians landless and homeless.<sup>127</sup>

Although Native Americans controlled about 150 million acres of land before the Dawes Act, they lost the majority of it due to these allotment divisions and selling of surplus.<sup>128</sup>

### **LATE 19<sup>TH</sup> CENTURY GROWTH IN THE SAN GABRIEL VALLEY, 1875-1902**

For more than a century, development of the San Gabriel Valley had generated from the San Gabriel Mission, “the only significant structure amidst an almost entirely rural scene.”<sup>129</sup> After the founding of El Pueblo de Los Angeles on September 4, 1781, increased traffic – such as it was – to and from Mission San Gabriel passed through the land which was to

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<sup>126</sup> Gyory, “Chinese Exclusion Acts.”

<sup>127</sup> “Native Americans,” in *Encyclopedia of U.S. Labor and Working Class History*, vol. 1: A-F, ed. Eric Arnesen (New York: Routledge, 2007): 988-991.

<sup>128</sup> National Park Service, “The Dawes Act,” <https://www.nps.gov/articles/000/dawes-act.htm> (accessed November 2021).

<sup>129</sup> Robert P. Studer, ed., *The Historical Volume and Reference Works*, vol. 1: *Los Angeles County* (Los Angeles: Historical Publishers, 1962), 49.



become the Alhambra Tract.<sup>130</sup> There was, however, no widespread development activity until the 1870s. This was due in part to questions of land ownership around the mission, which “carried over into the period after California became part of the United States, and for a time this confusion prevented settlers from making their homes in the area,” writes Margaret Lee.<sup>131</sup> “Litigation as to the validity of the mission grant...prevented the land from being thrown open to settlement for a number of years.”<sup>132</sup>

For most of that time, however, even if one had been able to develop land in the San Gabriel Valley, reaching it would have proved somewhat laborious. Prior to the introduction of the Butterfield stagecoach line in 1858, settlers had few options for transportation to and from Los Angeles. “Prior to the advent of the San Gabriel Valley Railroad, communication with Los Angeles was by stage, if one did not use his own equine,” wrote J. W. Wood.<sup>133</sup> The establishment of a stagecoach route increased access to the area, but it was the arrival of the railroad that made the region truly accessible for more comprehensive development efforts. The Southern Pacific Railroad was completed through the San Gabriel Valley in 1873,<sup>134</sup> paving the way for expanded agricultural activities as well as residential and commercial construction.

### **Development of the Alhambra Tract and the Alhambra Addition**

Although he continued to maintain the Lake Vineyard, by the 1870s Benjamin Davis Wilson’s development interests had been diverted away from the San Gabriel Valley; he now spent much of his time in the South Bay, where he focused his efforts on developing the community Wilmington, as well as Wilmington’s Wilson College, which was to be named for (and funded by) Wilson.

Such endeavors had become a great deal more expensive in the twenty years since Wilson had begun developing real estate. Back then, taxes had been low and upkeep inexpensive, but following the arrival of the transcontinental railroad and its cars full of settlers, the population of Los Angeles County had grown – as had the cost of their government. Over the years, property taxes grew to ten cents and acre, then twenty-five cents an acre, and later even fifty cents an acre - a number which added up to no small amount for a man with as much land as Wilson. In fact, relieving his growing tax burden through the sale of more real estate became the principal motivation for his development of the Alhambra Tract.<sup>135</sup> In

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<sup>130</sup> Lee, 4-5. While Lee notes there were many paths through this area, the chief one was probably that which is now Main Street in present-day Alhambra.

<sup>131</sup> Lee, 6.

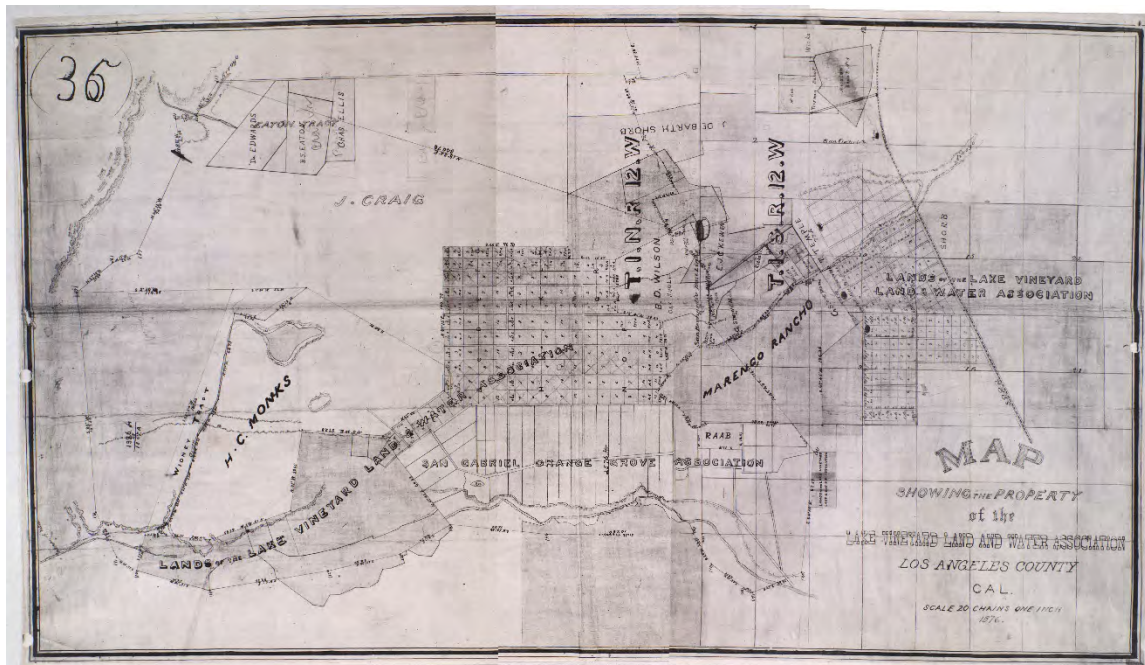
<sup>132</sup> Lee, 6.

<sup>133</sup> J. W. Wood, *Pasadena, California, Historical and Personal, A Complete History of the Organization of the Indiana Colony* [...], (printed by the author, 1917), 140.

<sup>134</sup> Margaret Lee, “The History of Alhambra to 1915” (master’s thesis, University of Southern California, 1935), 38.

<sup>135</sup> Studer, 49.

order to complete his anticipated development, Wilson and his son-in-law James De Barth Shorb established the Lake Vineyard Land and Water Association in 1875.<sup>136</sup>



Composite map showing the property of the Lake Vineyard Land and Water Association, 1876. Land holdings are arranged from north to south as the map is read left to right; Alhambra is noted to the far right. *Huntington Library.*

One of the first activities of the Lake Vineyard Land and Water Association was the development of the Alhambra Tract. Adjacent to Wilson’s Lake Vineyard was a 275-acre plot of “dry, uncultivated land.”<sup>137</sup> This land, which was situated between the Mill Creek Wash to the east and the San Pasqual Wash to the west, belonged to the State of California and was believed to be of little value as no means of irrigation existed. However, Benjamin Wilson was undeterred, as he possessed an advantage available to few others – the services of his son-in-law, James De Barth Shorb. Shorb had previously been the first to introduce iron-piped water for irrigation purposes in California in 1864, when he was working in Camulos as superintendent of an oil operation, and now believed the same thing could be done “profitably on a large scale.”<sup>138</sup>

Wilson purchased the land that would become the Alhambra Tract in 1871. Today, the tract’s original extent is bounded roughly by present-day Alhambra Road to the north, North Vega Street to the east, El Molino Street to the southeast, South Granada Avenue to the east, Mission Road to the south, and South Almansor Street and North Story Place to the

<sup>136</sup> “Local Items,” *Los Angeles Evening Express*, May 7, 1875.

<sup>137</sup> Studer, 52.

<sup>138</sup> Reid, 337.

west. However, due to other business interests that required his attention, Wilson did not set about developing the land until 1874.<sup>139</sup> At that time, the two men commissioned a survey that divided the land into five- and ten-acre parcels and dubbed the area the Alhambra Tract. James De Barth Shorb's family had lately been reading Washington Irving's *Tales of the Alhambra*, and Shorb's daughter suggested the name for her father's new real estate development. Streets were consequently assigned names with Moorish origins.

The Alhambra Tract lots were opened for sale in April 1875, and for many years, represented the only area in Los Angeles County known to have an iron water pipe system.<sup>140</sup> Alhambra's irrigation system was no doubt a deciding factor in elevating the tract over its competitors. One of the earliest families to settle in Alhambra, the Halsteads, was noted to have "studied Pasadena as a place to buy acreage...But the fine water system offered by the Alhambra Tract was a strong inducement and the fact that the Southern Pacific Railroad ran through San Gabriel with mail every day was the final incentive."<sup>141</sup> Indeed, the addition of the water rights alone meant that "land in the tract sold easily for around \$100 an acre while acreage on Mission Street in Los Angeles was selling for only \$60."<sup>142</sup> By 1877, all of the five- and ten-acre lots had been sold.<sup>143</sup> The first recorded purchase of land in the Alhambra Tract was made by A.G. Mappa;<sup>144</sup> the second recorded purchase of land in the tract was made by O.P. Ergenbright in late April 1875.<sup>145</sup>

The Alhambra Addition Tract was subsequently developed in short order by Wilson and Shorb on land situated immediately to the west of the Alhambra Tract. The Alhambra Addition was much larger than the original Alhambra Tract; its extent was bounded roughly by Alhambra Road and East McLean Street to the north, North Story Place to the east, Mission Road to the south, and South Marengo Avenue and North Raymond Avenue to the west. Recorded in December 1875, the land was opened up for purchase once the "Alhambra Tract was entirely settled."<sup>146</sup>

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<sup>139</sup> Hiram A. Reid, *History of Pasadena* [...] (Pasadena, CA: Pasadena History Company, 1895), correction slip.

<sup>140</sup> Studer, 52.

<sup>141</sup> Studer, 66.

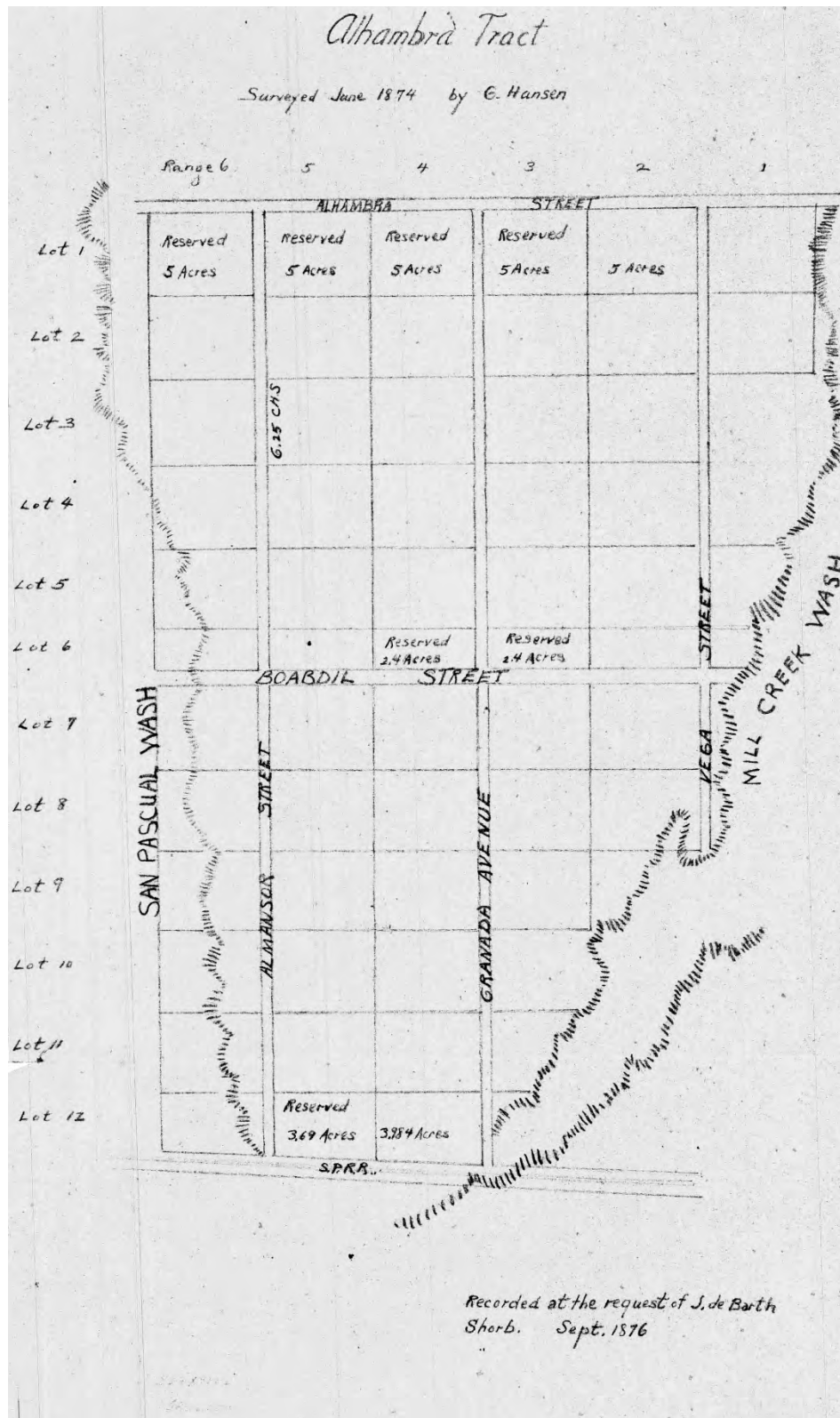
<sup>142</sup> Lee, 8.

<sup>143</sup> Studer, 53.

<sup>144</sup> "Real Estate Matters," *Los Angeles Evening Express*, May 10, 1875.

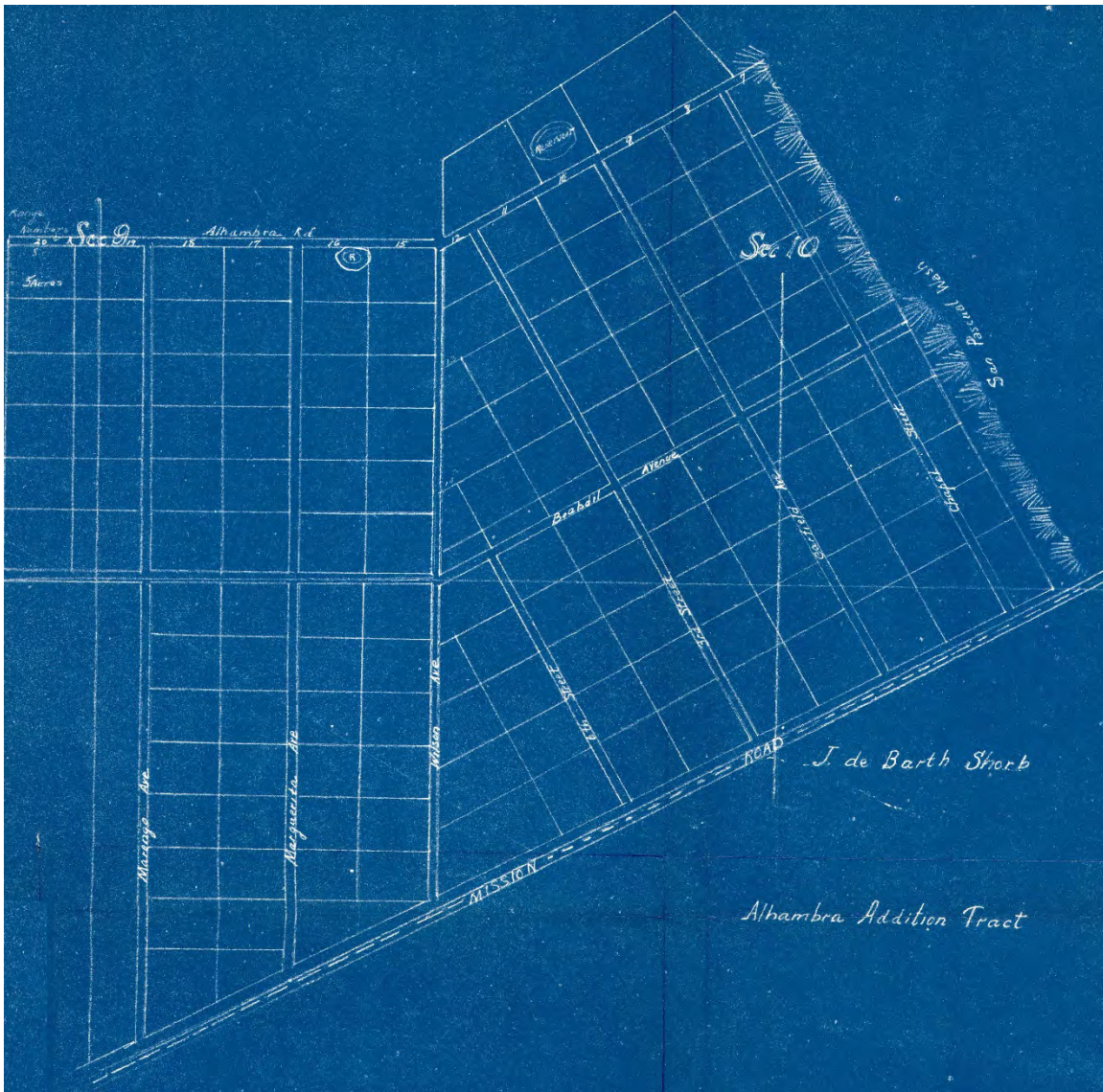
<sup>145</sup> "Real Estate Transactions," *Los Angeles Herald*, May 19, 1875. Transactions, though not reported until mid-May, are noted to have been recorded in the 48 hours ending April 30, 1875.

<sup>146</sup> Studer, 53.



Alhambra Tract, MR003-266, recorded 1876. Los Angeles County Department of Public Works.





Alhambra Addition Tract, MR003-298/299, recorded 1876. From *The History of Alhambra to 1915*.



## Early Agricultural Activity in Alhambra



Lots in the Alhambra Tract were divided into five- and ten-acre parcels so that landowners might have enough acreage to cultivate a small orchard on their property if they so desired. Benjamin Wilson had guaranteed to each buyer of a lot in Alhambra that all the water they needed would be delivered to their property for ten cents per 100 feet.<sup>147</sup> Aided by Shorb's irrigation, agriculture – particularly citrus farming – became the primary economic driver in the early years of Alhambra.

Orange crate label, Alhambra Orange Growers Association, circa 1890.

*Huntington Library.*

Fruit was the livelihood of most early settlers of Alhambra, with the orange being by far the favorite commodity, with an occasional grove being devoted to lemons. The first orchards were seedlings, but the newer ones gradually were transformed into Washington Navels and Valencias. For the most part, the early rancher attended to every part of his task from the raising of the fruit to the marketing and shipping of it. He found his own buyers, signed his own contracts, picked and packed his own fruit, and delivered it to the railroad. He even put together the boxes he shipped it in, and each grower tried to pick his time when the market was at its peak. This often resulted in an oversupply on the market, a disaster in those days before refrigeration.<sup>148</sup>

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<sup>147</sup> Studer, 55. The irrigation system was financed by each consumer paying a dollar a month for domestic use and another dollar a day for irrigation. These water rights were later surrendered when the San Gabriel Water Company was organized.

<sup>148</sup> Studer, 56.

To rectify some of the challenges faced by independent growers, the Alhambra Orange Growers Association was formed in 1896. The interests of many prominent pioneer businessmen were reflected in the group's leadership, which included Francis Q. Story, Jackson A. Graves, George B. Adams, and R.F. Bishop.

The growers found it to their advantage to pool their crops, and Alhambra built her own packing house along the Monrovia rail line on North Granada Avenue. The packing house supervised the picking of the crops and the hauling to the packing house, the shipping and marketing. Returns were divided on a pro rata basis...In the busiest seasons, thousands of carloads were shipped.<sup>149</sup>

Working cooperatively helped Alhambra citrus growers compete on the open market; by 1900, Alhambra was shipping around 500 carloads of citrus, while Pasadena growers were shipping only fifty or sixty carloads.<sup>150</sup> While the citrus ranchers waited for their young trees to mature, they often made a living planting other crops between the rows of citrus, including corn, beans, potatoes, cabbages, peanuts, strawberries, and blackberries.



House and orchards in Alhambra, circa 1884. *UCLA Library Special Collections.*

### **Alhambra and the Land Boom**

By 1880, Alhambra had taken on the appearance of a pastoral agricultural settlement. As pioneer settler Rufus Fiske Bishop later recalled, by 1881 “south of the Southern Pacific

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<sup>149</sup> Studer, 57.

<sup>150</sup> Lee, 23-24.

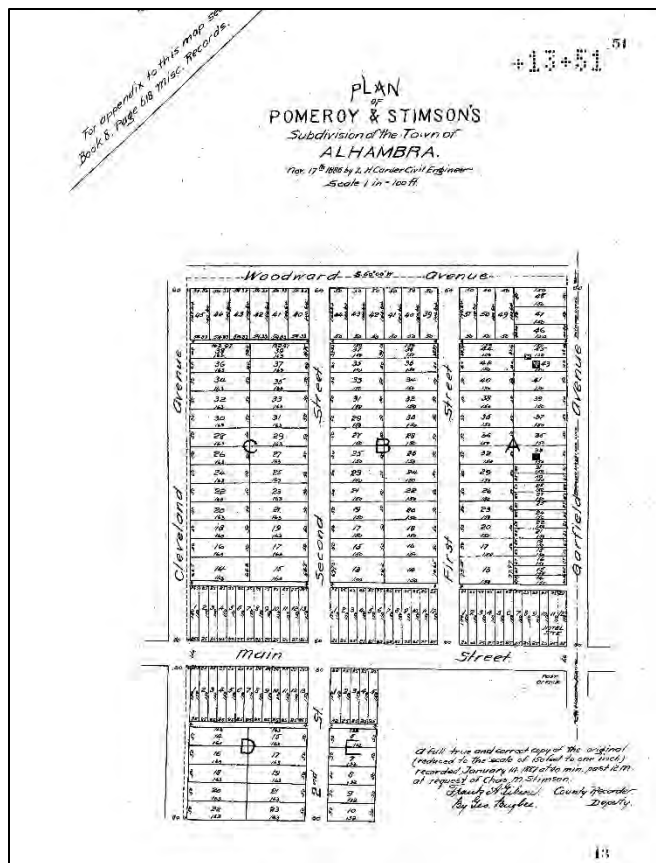
tracks was neither house nor tree and no cross roads connecting Mission Road with San Bernardino Road.”<sup>151</sup> Yet the modest community was flourishing.

In four short years after Wilson and Shorb founded the Alhambra Tract, the 250 dry, brown acres had become an expanse of orchards and flowers. The fertile soil sprang into life with the first drops of water. Every street was lined with pepper trees and the orchards were outlined by hedges of cypress and pomegranate. Fruit clung to the branches of the young peach, pear and apple trees. Roses bloomed everywhere...varieties seldom heard of today.<sup>152</sup>

That was all to change within a few short years with the arrival of the Southern California land boom of the 1880s, which was prompted by the promotional efforts of competing railroads. In 1885, the Santa Fe Railroad completed a second transcontinental rail line that terminated in Los Angeles, breaking the Southern Pacific Railroad’s monopoly on the region. A fare war between the now-warring transcontinental railroad companies saw the price of

railroad tickets drop to new lows, bringing thousands of tourists – and new residents – to Southern California. The demand for land during this period prompted the first subdivisions recorded in Alhambra; the first such tract was recorded in 1883, when G. B. Adams first divided six lots in the Alhambra Addition tract into twelve smaller parcels (MR005-121).

Another notable subdivision was Pomeroy & Stimson’s Subdivision of the Town of Alhambra (MR013-051) in 1886, which appears to have been the one of the earliest recorded tracts to include commercial lots – including, most significantly, a site set aside for a hotel on Main Street – as well as over one hundred residential lots of approximately 50x150 feet each. This move signaled the beginning of Alhambra’s evolution away from its agricultural



**Plan of Pomeroy & Stimson’s Subdivision of the Town of Alhambra, MR 013-051, recorded 1887.**  
*Los Angeles County Department of Public Works.*

<sup>151</sup> Studer, 68.

<sup>152</sup> Studer, 55.

roots towards a plan of greater density – an economic boon to the town when “fifty-foot lots sold for \$200 or \$300, several times more than acreage formerly would bring.”<sup>153</sup>

### **After the Boom**

Thanks to the Southern California land boom, real estate development activity in Alhambra burned brightly for a brief period in the mid-1880s, only to flame out entirely within just a few short years:

Alhambra after the boom had a hundred new residents and a thousand vacant lots because most of the property that changed hands during the boom period went to speculators and few lots actually were occupied. Non-residents neglected their properties and what had been luxuriant orange groves became filled with dead trees and tangled undergrowth.<sup>154</sup>

While Alhambra had built up a thriving business center during the boom – which now included three grocery and feed stores, a harness maker, a cobbler, two blacksmith shops, three churches, two commercial blocks, a dry goods store, and a drugstore that even had a telephone<sup>155</sup> – the commercial district, too displayed the ill effects of the boom.

The ornate Alhambra Hotel was only partially filled with guests who commuted to Los Angeles; tourist trade had dwindled away. The hotel dining room was closed.

The street car still ran from Boabdil and Garfield to meet the Southern Pacific trains and carry the mail but there were few passengers riding the cars...With little money for repairs, the cars degenerated, their wheels wore down flat and bumped along uncomfortably.<sup>156</sup>

Finally, after what Robert P. Studer describes as “nearly a decade of shock,”<sup>157</sup> the community rallied. In 1901, leaders of the Wednesday Afternoon Club organized the Alhambra Improvement Association, which aimed to raise funds for public improvements.<sup>158</sup> The Association took up the task of removing the dead citrus groves, clearing neglected lots, and planting new street trees.<sup>159</sup>

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<sup>153</sup> Studer, 78.

<sup>154</sup> Studer, 84.

<sup>155</sup> Studer, 83.

<sup>156</sup> Studer, 83-84.

<sup>157</sup> Studer, 84.

<sup>158</sup> “Alhambra Improvement Association,” *Los Angeles Times*, November 3, 1901; Lee. 84.

<sup>159</sup> Studer, 84.

## **DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1875-1902**

Extant resources dating to the late-19th century in Alhambra are largely located east of Atlantic Boulevard; extant resources dating from the first decade of the 20th century are largely located north of Mission Road and east of Fremont Avenue. Single-family properties in the City of Alhambra constructed before 1902 are extremely rare. Residences from this period represent modest one- and two-story vernacular farmhouses as well as examples of prominent architectural styles of the late 19th and early 20th centuries, including Queen Anne, Shingle Style, and American Foursquare. Commercial activity from the period was located along Main Street near present-day Garfield Avenue.

### **Infrastructural Improvements**

Before the development of the Alhambra Tract, water delivery systems in the San Gabriel Valley had consisted of either open ditches called *zanjas* or wooden troughs. Wilson and Shorb developed a plan to irrigate the land, thereby making it more attractive to settlers, by supplying water to the property through an iron pipe originating at Wilson's Lake Vineyard ranch. Using this method, Wilson and Shorb could deliver water all the way to each colony settler's own front door.

Wilson and Shorb set about constructing the pipeline that would deliver water to the lots. The Los Angeles-based firm of Miles & Holbrook constructed the riveted sheet-iron piping which was laid down Garfield Avenue. Upon its completion, the pipeline was said to be the first aqueduct in Southern California which conveyed water under pressure for domestic and irrigation purposes in a tract of land opened for settlement.<sup>160</sup>

The Alhambra Addition also offered irrigation, piped from a reservoir at Garfield Avenue and Alhambra Road and delivered through an iron water main laid down Garfield Avenue. Another reservoir was later built at Wilson (present-day Atlantic Boulevard) and Alhambra Road, and a similar pipe was laid down Wilson.<sup>161</sup>

### **Late 19<sup>th</sup> Century Civic and Institutional Development**

As the fledgling town of Alhambra grew, several institutions and social services were established to meet the needs of the growing community.

After several years of association with the San Gabriel School District, Alhambra residents petitioned for a division of the school district and opened their own school near the intersection of Chapel Avenue and Main Street. A few years later, a \$10,000 bond measure for a new school building was and a site at the corner of Garfield Avenue and Alhambra Road was purchased. A four-room, two-story frame schoolhouse known as Garfield School

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<sup>160</sup> Lee, 8.

<sup>161</sup> Studer, 53.



was constructed and was opened to twenty-seven elementary and high school pupils in September 1887.<sup>162</sup>



Garfield School, circa 1887. *City of Alhambra Scrapbook*.

A second school, Ramona Convent, was opened during this period and remains the longest continuously operating educational facility in Alhambra.<sup>163</sup> Construction of the school was funded by James De Barth Shorb, whose daughter Edith became homesick while away at her Northern California boarding school and wanted to remain closer to home. The school, which was built on land donated by Shorb, opened on January 30, 1890. A public high school, the Alhambra High School, was also established in 1898.

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<sup>162</sup> Alhambra Preservation Group, “Back to School, Back in Time,” The Prose of Preservation, July 22, 2017, <https://proseofpreservation.org/2017/07/22/back-to-school-and-back-in-history/> (accessed January 2021).

<sup>163</sup> Although the Ramona Convent School remains in operation, its physical facilities have been rebuilt and the site does not retain any extant examples of development from this early period.



**Ramona Convent, undated photo. *Los Angeles Public Library.***

Several churches were also established during this period to meet the spiritual needs of the community, including the First Methodist Church (1878), the First Presbyterian Church (1887), and the First Baptist Church (1887). Alhambra's first social and fraternal organizations were also founded, including the Alhambra Woman's Club – also known as the Wednesday Afternoon Club, in 1893, and Masonic Lodge No. 322 in 1894.



**St. James Chapel of the First Methodist Church, the first church to be constructed in Alhambra, circa 1878. *City of Alhambra Scrapbook.***

*There are no known extant built resources related to civic and/or institutional development from this period in the City of Alhambra.*

### Late 19<sup>th</sup> Century Commercial Development

Before 1885, there was no community center in Alhambra; it was simply a collection of homesteads. At the time it was necessary for residents to make arduous wagon journeys to either Los Angeles or Pasadena to obtain supplies of any kind. However, pioneer settler H. W. Stanton – who served as the first schoolmaster, postmaster, storekeeper, and telephone agent – volunteered to build a store that would include a post office and also transport the mail so long as he was appointed postmaster. Stanton’s petition to the postal service was successful and he opened Alhambra’s first commercial storefront and post office at the southwest corner of present-day Main and Garfield. Alhambra’s first restaurant, Tilley’s Restaurant, and its first blacksmith, Charles Winter, both opened that same year. The most notable commercial operation of this period, however, was undoubtedly the Alhambra Hotel, which opened in early 1887, just in time for the land boom. By 1897, Alhambra’s Main Street included two liveryies; two commercial blocks, one with storage, a barber, and a grocer; the Alhambra Hotel; a dry goods store; two additional grocers; a bank; a harness maker; a post office; and a restaurant and boarding house.



Alhambra Hotel, circa 1898. *USC Digital Library.*

By the turn of the century, Alhambra was swiftly becoming a center for commerce in the San Gabriel Valley. Commercial activity was greatly aided by the development of further rail transportation through the region; the Santa Fe Railroad was running on Pacific Electric's tracks by 1885. At that time, there was a flag station at the intersection of present-day Date Street and Mission Road.<sup>164</sup> In 1887 the Southern Pacific Railroad also constructed a full-service depot at the southeast corner of Garfield Avenue and Marengo Road, which was serviced by a horse-drawn trolley line that commenced at the depot and ran north to the Raymond Depot of the Santa Fe Railroad in Pasadena, stopping at the Alhambra Hotel and other Main Street businesses along the way. The trolley line was later abandoned in 1893.

The most significant addition, however, was the opening of the San Gabriel Valley Rapid Transit Railroad, an interurban route that connected Los Angeles to Monrovia via Alhambra. The San Gabriel Valley Rapid Transit Railroad Company was incorporated in 1887 – with James De Barth Shorb among its directors – with the aim of constructing a rail line to promote real estate development in Monrovia.<sup>165</sup> The line was completed in 1888 and operated as an independent rail line until 1893, when the rail company was bankrupted by the land boom and line was subsequently acquired by Southern Pacific.<sup>166</sup> After the Southern Pacific purchased the San Gabriel Valley Rapid Transit line, a branch was built from the Raymond Hotel, up Broadway, to a depot on the southeast corner of Broadway and Colorado Street. Later the “Monrovia Branch” was connected with the main line of the Southern Pacific about half a mile east of Shorb, and the old San Gabriel Valley Rapid Transit line through Boyle Heights was abandoned.<sup>167</sup>

*There are no known extant built resources related to commercial development from this period in the City of Alhambra.*

## **Late 19<sup>th</sup> Century Industrial Development**

### *Development of the San Gabriel Winery*

Early industrial efforts centered around the formation of the San Gabriel Winery, which was considered to be the first industrial operation in the San Gabriel Valley. The San Gabriel Winery grew out of the early Lake Vineyard operations of B. D. Wilson and was incorporated by his son-in-law James De Barth Shorb in 1882.<sup>168</sup> For a time the San Gabriel Winery was thought to be the largest winery in the world; occupying the area bounded by Alhambra Road to the north, Raymond Avenue to the east, Mission Road to the south, and Fremont Avenue to the west. However, blight descended upon the vineyards in the 1890s, a

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<sup>164</sup> Bruce D. Risher, *Alhambra*, edited by Sharon Gibbs & Duley Jenkins (Alhambra, CA: The City of Alhambra, 2004), 24.

<sup>165</sup> “The San Gabriel Valley Rapid Transit Railroad,” Electric Railway Historical Association, <http://www.erha.org/sangabrielvalleyrapidtransit.html> (accessed March 2021).

<sup>166</sup> “The San Gabriel Valley Rapid Transit Railroad.”

<sup>167</sup> “The San Gabriel Valley Rapid Transit Railroad.”

<sup>168</sup> “San Gabriel Wine Company,” *Los Angeles Herald*, February 2, 1882.

disaster that nearly ruined Shorb financially, and he dedicated the last years of his life to seeking both a cause and a cure for the disease that had wiped out his harvest.

Shorb's employment of Chinese labor at the winery sparked a move toward employing more Chinese workers, with Robert P. Studer recounting how "in early Alhambra, the principal labor available was Chinese. Mexicans were accustomed to horses and drove the teams, but the hard, hand manual labor was done by Chinese."<sup>169</sup> At the winery, "old-timers recall watching the Chinese men wade barefoot in the juice, stirring the liquid with a large ladle."<sup>170</sup> However, the Chinese Exclusion Act, which was passed in 1882, prohibited the further immigration of all Chinese laborers, a move which significantly impacted the labor force. "After enactment of state legislation excluding the Chinese, the effect immediately was felt in Alhambra," writes Studer, "and Chinese labor became more and more scarce."<sup>171</sup>

*There are no known extant built resources related to industrial development from this period in the City of Alhambra.*

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<sup>169</sup> Studer, 73.

<sup>170</sup> Studer, 58.

<sup>171</sup> Studer, 73.



### Theme: Late 19<sup>th</sup> Century Residential Development, 1875-1902

Although Alhambra would later become known for the character of its residential architecture, the earliest homes in the area – like that of George B. Adams – were more reflective of the community’s modest beginnings as an agricultural settlement, rather than the quality of design that would distinguish its later development. Alhambra’s earliest residences were modest one- and two-story vernacular farmhouses; Rufus Fiske Bishop later recounted that he could recall “no more than three plastered houses” in the town by 1881.<sup>172</sup> Farnsworth described the Adams residence – which was likely Alhambra’s earliest residence and may have been constructed by the previous owner of Adams’ property, O.P. Ergenbright – as “a rude little redwood cottage” and described the scene that greeted the family when they arrived in Alhambra:

No vision of vine-shaded porch and splashing fountain greeted the weary travelers as they climbed the steep bank of the *arroyo*, which runs between the Alhambra and the Mission, one warm September afternoon. A dusty brown plain lay before them, oppressive in the continuous glare, save where an occasional live-oak cast a friendly shade. A forlorn little house appeared, evidently the destination of these wanderers, for no other building was visible, exclusive of the distant roofs of the old residents. It was painted a melancholy blue, except at the rear, which was decorated with washed-out pink; the Mexican ponies, turned loose to forage for themselves, had gnawed the steps and window-frames; the windows had proved seductive targets for passing children, attested by the battered panes and floors strewn with stones; one of



Residence of George B. Adams, believed to be the first house constructed in Alhambra, circa 1878. USC Digital Library.

<sup>172</sup> Studer, 68.

the doors had been carried off by someone who thought he could put it to a better use; the entire house and its immediate surroundings seemed to “despair droopingly”...A tiny Monterey cypress and a slender whip of a willow had been planted the previous summer, and a part of the land, ploughed by the former owner, was covered with a luxuriant crop of weeds. The one redeeming feature was a noble live-oak...<sup>173</sup>

Following the advent of the land boom and increased economic growth in the citrus industry in the 1880s, new homes constructed at the close of the 19<sup>th</sup> century began to exhibit greater architectural detail. Many extant examples that remain today represent examples of variations of the Victorian and Period Revival styles.

Los Angeles County Assessor data indicates that the following properties in Alhambra were likely constructed during this period:<sup>174</sup>

- 11 Halsted Circle (1878) – Samuel M. Halstead Residence
- 502 North Story Place (1883) - Francis Quarles Story Residence (subsequently altered)
- 420 North Story Place (1884)
- 132 South Hidalgo Avenue (1885)
- 117 North Stoneman Avenue (1886)
- 300 North Granada Avenue (1888) – James De Barth Shorb Residence
- 212 South 6<sup>th</sup> Street (1890)
- 125 North Marguerita Avenue (1890)
- 611 South Marguerita Avenue (1895)
- 1604 South Marguerita Avenue (1896)
- 204 East Beacon Street (1897)
- 123 South Marguerita Avenue (1900)
- 810 North Stoneman Avenue (1900)
- 228 South Marengo Avenue (1901)
- 208 East Beacon Street (1902)

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<sup>173</sup> Farnsworth, 36. Later accounts credit these recollections to Adams’s daughter, Alice, but Farnsworth does not specify the origin of the

<sup>174</sup> For more detailed information on some of Alhambra’s earliest Victorian homes, please refer to Alhambra Preservation Group, “Focus On: Alhambra’s Victorian Homes,” *The Prose of Preservation*, February 15, 2019, <https://proseofpreservation.org/2019/02/15/focus-on-alhambras-victorian-homes/> (accessed January 2021).

- 229 North Hidalgo Avenue (1902)
- 321 South Hidalgo Avenue (1902)
- 208 South Marengo Avenue (1902)
- 415 North Vega Street (1902)

Although single-family residences prevailed as the most common dwelling type in Alhambra, multi-family residences gained favor following the turn of the 20<sup>th</sup> century. Although there are several properties in Alhambra today that date from this early period and are now classified by the Assessor as multi-family residences, visual examination indicates that most were likely single-family residences that were subject to later conversion through the addition of accessory dwelling units.

Some properties that were originally improved in the late 19<sup>th</sup> century but were subsequently redeveloped may contain remnant landscape or hardscape features. One such example is the site of the former Jackson Graves residence (1888; no longer extant) at 320 East Huntington Drive; the original residence erected by Graves was subsequently demolished, but the property's original perimeter fence fronting Huntington Drive remains extant.



**Jackson A. Graves Residence, Alhambra, undated photo. *Los Angeles Public Library.***

*Eligibility Standards*

<b>Property Type</b>	• Single-family Residence
<b>Criteria</b>	National Register: A                      California Register: 1
<b>Period of Significance</b>	1875-1902
<b>Geographic Location</b>	Extant resources dating to the 19 <sup>th</sup> century are largely located east of Atlantic Boulevard; extant resources dating from the first decade of the 20 <sup>th</sup> century are largely located north of Mission Road and east of Fremont Avenue.
<b>Significance</b>	<p>Individual residential properties that are eligible under this criterion may be significant for one of the reasons listed below. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.</p> <p>Individual properties that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For exemplifying an important trend or pattern of development (in general, properties significant for this reason will primarily be eligible as contributors to historic districts); or</li> <li>• As a rare or remnant example of Early Residential Development. This includes rare, remaining examples of some of the city's earliest residential neighborhoods, including the Alhambra Tract and the Alhambra Addition.</li> </ul> <p>Single-family residences that are significant for their architectural merit are evaluated under a separate theme.</p>

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents an important pattern or trend in residential development from the period, or a facet of Alhambra residential development; or

- Represents a very early period of settlement/residential development in a neighborhood or community; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>175</sup>
- May be located within the Alhambra Tract or the Alhambra Addition

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may be altered or removed if the property retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
  - For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features

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<sup>175</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf) (accessed April 2018).



<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Historic District</li> <li>• Tract Feature/Amenity (including street trees or other significant landscape features, streetlights)</li> </ul>
<b>Criteria</b>	National Register: A                      California Register: 1
<b>Period of Significance</b>	1875-1902
<b>Geographic Location</b>	Extant resources dating to the 19 <sup>th</sup> century are largely located east of Atlantic Boulevard; extant resources dating from the first decade of the 20 <sup>th</sup> century are largely located north of Mission Road and east of Fremont Avenue.
<b>Significance</b>	<p>A collection of residences that are linked geographically may be eligible as a historic district. Residential districts composed exclusively of resources from this period are rare; eligible districts may span several periods of development and may also be significant for architectural merit under Criterion C/3.<sup>176</sup> District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality; and distinct from the surrounding area. Tract features, including streetlights, landscaping, parkland, and other amenities may contribute to the significance of the district.</p> <p>Historic districts that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For a specific association with an ethnic, social, or cultural group; or</li> <li>• For exemplifying an important trend or pattern of development; or</li> <li>• As a representative concentration of residential development from Alhambra’s early history; may include cohesive enclaves from the original Alhambra Tract and the Alhambra Addition.</li> </ul> <p>Single-family residential districts that are significant for their architectural merit are evaluated under a separate theme.</p>

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<sup>176</sup> Eligibility criteria are listed in the standard format National Register/California Register.

**Registration Requirements:**

- Retains a significant concentration of contributors dating from the period of significance; and
- Reflects planning and design principles from the period; and
- Displays most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>177</sup>
- May be located within the Alhambra Tract or the Alhambra Addition

**Integrity Considerations:**

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to the significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable. However, major alterations to individual residences, such as substantial additions that are visible from the public right-of-way or alter the original roofline, and loss of significant fabric (e.g., replacement of windows, doors, and wall cladding in a single residence) would not be acceptable and the building would be considered a non-contributor to the district.
  - Original tract features may also be contributing features to a historic district under this theme.

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<sup>177</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

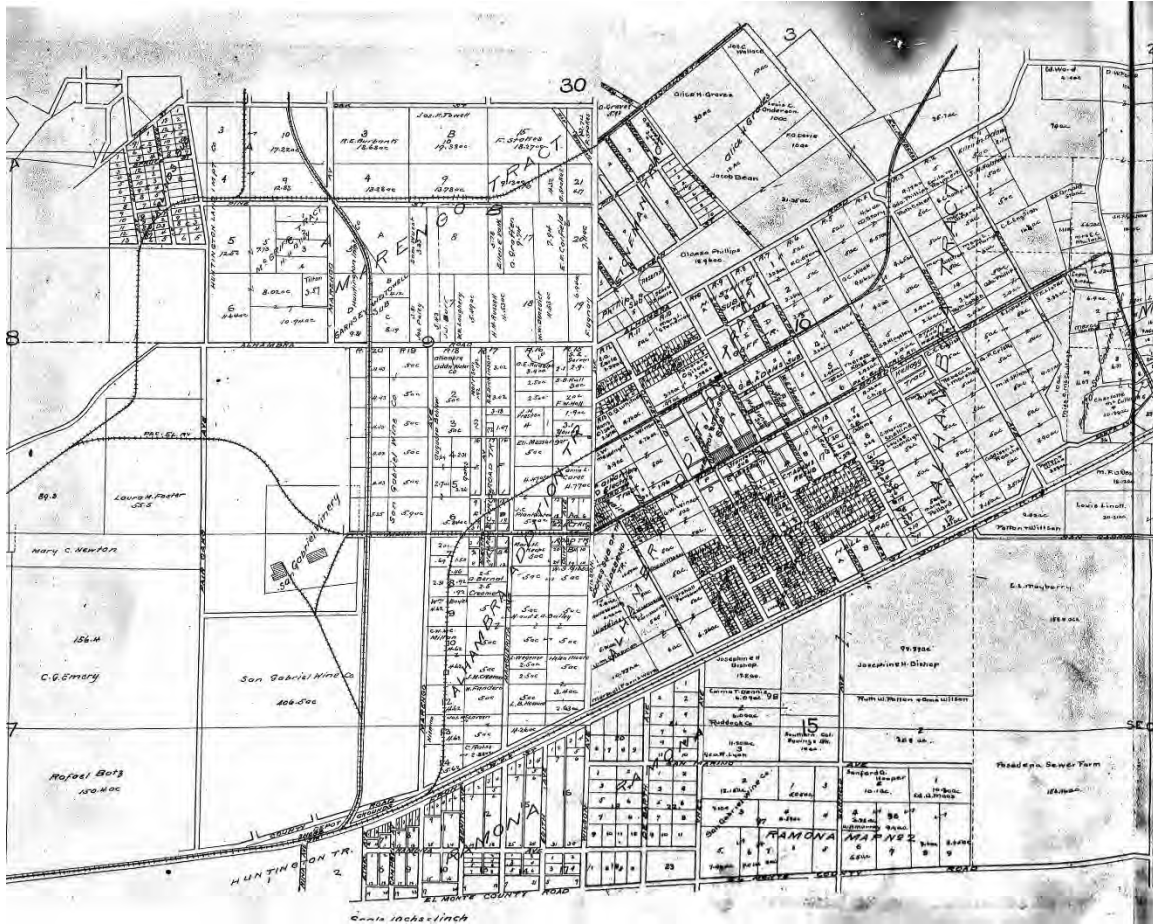
<b>Criteria</b>	National Register: B	California Register: 2
<b>Period of Significance</b>	1875-1902	
<b>Significance</b>	<p>Individual properties may be significant for an association with a significant person. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. According to National Park Service guidance, a property is not eligible if its only justification is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within a profession or group. For properties associated with groups, it is necessary to identify specific individuals and to explain their specific accomplishments. The individual(s) associated with the property must have made some specific important contribution to history.</p> <p>Properties eligible under this criterion may be associated with:</p> <ul style="list-style-type: none"> <li>• Pioneers or people who played a significant role in the early development of the area; or</li> <li>• People who made significant contributions to a demonstrably important profession; or</li> <li>• Members of a particular social, cultural, or ethnic group who made a demonstrably significant contribution to local, state, or national history.</li> </ul>	

**Registration Requirements:**

- Has a proven association with the productive period of a person or group important to local, state, or national history; and
- Displays most of the character-defining features of the property type or style from the period of significance (i.e., the period when it was associated with the important person); and
- Retains the essential aspects of historic integrity.

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association.
  - General rule: property must be recognizable to contemporaries of the person with which it is associated.



Composite detail of Plates 25 and 30 showing the area comprising present-day Alhambra, *Rueger's Atlas* showing country property of Los Angeles County, California, 1903. *Ancestry.com*.

## VII. CITY INCORPORATION AND CIVIC IMPROVEMENT (1903-1919)

### POPULATION AND IMMIGRATION IN THE EARLY 20<sup>TH</sup> CENTURY

Although the population of Alhambra had been counted as part of the United States Census as early as 1890, the 1910 Census was the first to record the City of Alhambra as an independent incorporated place. By that time, the seven-year-old city had over five thousand residents.

**Table 3: Population in Alhambra by Decade, 1903-1919**<sup>178</sup>

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1910	4,970	—	18	(20)	<del> </del>	(13)	33	5,021

The 1910 Census also represented the first time that detailed population breakdowns by race and ethnicity were provided for the City of Alhambra. Examining these statistics and their chronological changes – which are discussed in the following corresponding sections – within the context of broader immigration trends and policies provides insight into the changing population of Alhambra over time.

### EARLY 20<sup>TH</sup> CENTURY GROWTH IN ALHAMBRA, 1903-1919

By the dawn of the 20<sup>th</sup> century, the community of Alhambra had begun to emerge from the post-land boom economic slump of the 1890s. On July 11, 1903, Alhambra was incorporated as a city of the sixth class. Much of the Board of Trustees' early business was taken up by managing the grading and improvement of Main, Second, Stoneman, and Garfield Streets.<sup>179</sup> The first major bond election was held in 1907, when \$68,500 was approved for the construction of a new permanent city hall, a public library, a new bridge on Main Street, fire protection, and a better drainage system.<sup>180</sup> A second bond election, held in 1912, provided for further fire protection and library funding along with bridges, storm drains, and other improvements.<sup>181</sup>

### Development of Dolgeville

As the fledgling City of Alhambra began to flourish, a new community was developing immediately to the west that would come to play an important role in the development of Alhambra. In 1903, Henry Huntington acquired the Shorb San Marino Ranch along with a number of smaller parcels of land, thereby securing the bulk of the western San Gabriel

<sup>178</sup> Numbers in parentheses represent breakdowns of some races included in the “Other Races” category.

<sup>179</sup> Lee, 29.

<sup>180</sup> Lee, 31.

<sup>181</sup> Lee, 32.



Valley for residential development.<sup>182</sup> Part of this acquisition included the site of the San Gabriel Winery, which had closed at the turn of the century. That same year Huntington was contacted by Alfred Dolge, a New York felt manufacturer who envisioned developing a felt mill on the Shorb property. Huntington agreed to form a partnership with Dolge to develop a manufacturing town centered around a felt concern on the site of the former winery. The town – named after both Dolge and his eponymous operations – would be known as Dolgeville.



**Alfred Dolge Felt Company Publication, showing the factory at the former San Gabriel Winery Property, fronted by the Southern Pacific Railroad and the Pacific Electric Railroad, 1909. *Huntington Library.***

The Alfred Dolge Manufacturing Company (ADMC) was incorporated in 1903, as was the Dolgeville Land Company, which would oversee the development of the townsite. In 1904, Huntington directed the San Gabriel Wine Company to transfer its winery buildings and twenty acres of surrounding land to the ADMC.<sup>183</sup> He then took further steps to ensure the town's success.

To diversify the community's economic base, Huntington attracted additional businesses to the factory town. The Tallerday Manufacturing Company opened in April 1904. Tallerday built steel tanks and pipes for a variety of uses with customers throughout the Pacific Coast and employed a few dozen men. In 1907 the Electric Heating and Manufacturing Company, a maker of home appliances, relocated from central Los Angeles. The factory employed over

<sup>182</sup> Robert Phelps, "The Manufacturing Suburb of Los Angeles?: Henry Huntington, Alfred Dolge, and the Building of Dolgeville, California, 1903-1910," *Southern California Quarterly* 80, no. 2 (Summer 1998): 145-172, 147.

<sup>183</sup> Phelps, 152.

fifty men and women, and a number of workers followed their place of employment and relocated to Dolgeville.<sup>184</sup>

Huntington also took charge of laying out the townsite, as its development played a fundamental role in the potential success of the enterprise.

Huntington's engineers settled on the gridiron for the layout of the town. Most subdividers utilized the grid because it simplified surveying and boundary settlements while maximizing the number of standardized lots available for sale. The felt factory was placed at the center of the development, with the residential lands surrounding the industrial sites. No consideration was given to the fact that placement of the manufacturing district at the center of the development would allow prevailing winds to push factory odors into homes on the east side of town. Tracks of the Pacific Electric's Pasadena Short line passed the front of ADMC to bring in commuters from other parts of Los Angeles County, and a spur of the Southern Pacific ran through the town to service the factory sites.<sup>185</sup>

Huntington relied on transportation links, reduced land prices, subsidies to contractors, and employee recruitment programs to encourage mill workers to relocate to the town.<sup>186</sup>

Workers from Dolgeville's New York operation were also recruited to relocate to Alhambra and help populate both the townsite and the factory. Over the next several years, Dolgeville developed its own complement of services and commercial operations, including a bank, fire station, drug store, bakery, barber, and billiard hall.

Within a few short years, however, both the Alfred Dolge Manufacturing Company and the Dolgeville Land Company were experiencing financial difficulties. While the felt concern would survive, Dolgeville did not. In spite of the impressive lot sales, the "Manufacturing Suburb of Los Angeles" failed to generate a viable community of working-class homeowners, because while up to 400 workers were employed in Dolgeville, few workers actually purchased land in town.<sup>187</sup> Lot sales began to decline after 1904, and the recession of 1908 dealt a fatal blow to the town. Between July 1904 and May 1909, only 150 lots were sold, less than half the number of lots sold in the beginning of 1904 alone.; by 1910 only 191 households, slightly less than 1,000 people, had relocated to Dolgeville.<sup>188</sup> The "Manufacturing Suburb of Los Angeles" was widely regarded as a failure.<sup>189</sup>

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<sup>184</sup> Phelps, 153.

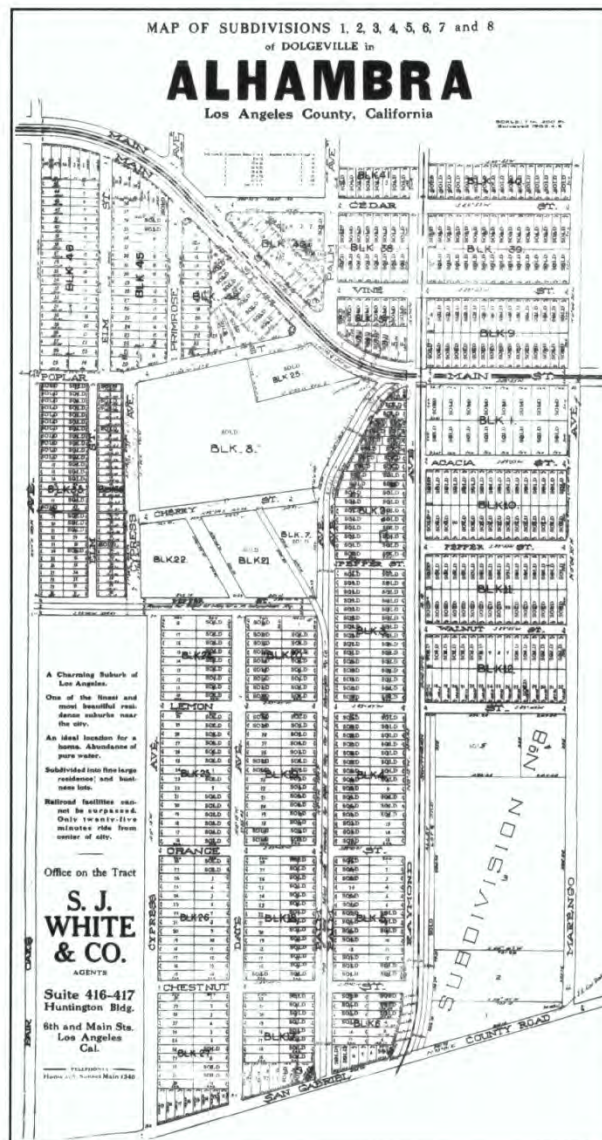
<sup>185</sup> Phelps, 158.

<sup>186</sup> Phelps, 159.

<sup>187</sup> Phelps, 164.

<sup>188</sup> Phelps, 164.

<sup>189</sup> Phelps, 164.



The Dolgeville Land Company's plan for Dolgeville.  
*Huntington Library.*

In 1908, the neighboring City of Alhambra approved a bond measure funding a number of municipal improvements – improvements that Dolgeville could not afford to make on its own. C. W. Burdick, who owned a number of lots in Dolgeville, worked with a group of small property owners to apply for a special election to annex Dolgeville to Alhambra.<sup>190</sup> The measure was approved and the land comprising Dolgeville was annexed to the City of Alhambra that same year.

<sup>190</sup> Phelps, 170.

Alfred Dolge continued to oversee the felt mill – which subsequently operated as the Standard Felt Company – until 1910, when Henry Huntington forced his retirement.<sup>191</sup> The manufacturing plant continued to operate and later expanded to 24-hour-a-day operation during World War I, manufacturing interlining and olive drab felts.<sup>192</sup>



Standard Felt Company building in Dolgeville, undated photo. From *Alhambra* (Images of America).

### Annexations

Following the City of Alhambra's initial incorporation in 1903, two subsequent annexations brought additional land within the City boundaries. The first included the townsite of Dolgeville, which had been founded on the site of the former San Gabriel Winery, as well as the adjacent townsites of Ramona and Shorb. The second comprised Granada Park, an area to the southwest of Raymond Avenue and Hellman Avenue. These annexations represented the last substantial additions to the City's extent until the 1940s.

**Table 4: Annexations, 1903-1919**

Effective Date	Annexation Name
1/22/1908	Election of 01-22-08
10/23/1917	Granada Park

<sup>191</sup> Phelps, 171.

<sup>192</sup> Risher, 31.

### **DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1903-1919**

Extant resources dating to this period are largely located east of Fremont Avenue. Single-family properties in the City of Alhambra constructed between 1903 and 1919 are diminishing in number. Residences from this period represent modest one- and two-story vernacular residences as well as examples of prominent architectural styles of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, including Queen Anne, Craftsman, and American Foursquare. Commercial activity from the period continued to be located along Main Street near present-day Garfield Avenue.



*Panoramic view of Alhambra, circa 1900. Los Angeles Public Library.*



### **Theme: Civic and Institutional Development, 1903-1919**

Once incorporated, the City of Alhambra was able to introduce bond measures, which allowed for the substantial expansion of municipal services in the early years following the City's founding. Two bonds were also passed in 1907 and 1912 respectively which allowed for the construction of several new municipal buildings, including two new fire stations as well as the purchase of new fire equipment. The bond measures also provided funding for the construction of the City's first city hall, completed in 1914; the first permanent library, which was designed by Frederick Louis Roehrig and completed in 1915 (not extant);<sup>193</sup> and a new brick jailhouse was also constructed on North Second Street for the police department in 1908 using bond measure funding.



**Alhambra Public Library (not extant), circa 1920. *California State Library.***

Many of Alhambra's first school buildings were also constructed in the early 1900s, though most of these facilities would later be improved with additional units. Both the Marengo School and Alhambra High School were constructed in 1905, followed by Ramona School in 1910, Granada School in 1911, Fremont School in 1914, and Ynez School in 1915. The existing wood-frame Garfield School was also replaced by a brick building in 1909.

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<sup>193</sup> Frederick Louis Roehrig (1857-1948) was a prominent Southern California architect who was especially known for his work in Pasadena at the turn of the 20<sup>th</sup> century. Some of his most notable commissions included the designs for the Hotel Green and Castle Green in Pasadena, as well as a number of expansive homes along "Millionaire's Row" on South Orange Grove Avenue in the same city.



Garfield School, existing school building (foreground) and new building under construction (background left), circa 1909. *Alhambra Historical Society Museum.*

There were several attempts to develop a permanent hospital in Alhambra during this time, although none of the facilities remained open for very long. The first hospital in Alhambra opened in a converted bungalow at the corner of present-day Main and Second Streets; the facility was operated by two Chicago Medical School graduates, Milbank Johnson and O.O. Wetherbee. Unfortunately for the residents of Alhambra, Doctors Johnson and Wetherbee soon became associated with a hospital in Los Angeles, and the Alhambra clinic ceased operations. Dr. Francis Corey opened a second hospital on the grounds of his residence at 129 South Second Street in 1909. In 1914 the Alhambra Medical Association was established, and the group took over Corey's equipment and relocated the hospital to the former home of Claude T. Adams at the southeast corner of Chapel Avenue and Main Street, but the hospital was subsequently moved to a remodeled house on South Third Street before ceasing operations.

New churches were also constructed during this period to meet the spiritual needs of the growing population, including the Immanuel Baptist Church, (1908), Marengo Avenue Methodist Church (1908), First Christian Church (1911), Holy Trinity Episcopal Church (1913), All Souls Catholic Church (1913), Church of the Nazarene (1916), Second Baptist Church (1919).

A number of social and fraternal organizations were also established during this period, including the International Order of Odd Fellows (IOOF) Lodge No. 217 (1906), San Gabriel Valley Chapter 100 Royal Arch Masons (1907), Alhambra Commandery 48 Knights Templar (1910), Alhambra Council 25 Royal and Select Masters (1912), Round Table Club (1912), Alhambra District Board of Realtors (1913), BPOE Lodge No. 1328 (1915), Alhambra Chapter American Red Cross (1917), and the American Legion John Howard Strain Post No. 139 (1919).

### *Development of the Midwick Country Club*

The most prominent institution to be developed during this period was undoubtedly the Midwick Country Club (not extant). Although Midwick's location technically fell outside the boundaries of Alhambra, its adjacent location nevertheless played an influential role in promoting the City's character and identity in the years to come.

The Midwick Country Club originated as the New Valley Country Club, which was established by Edison Electric Company president John S. Cravens in 1911.<sup>194</sup> Its name was subsequently changed to Midwick Country Club in 1912; with "midwick" meaning "midway" in British English, the name was thought to be an apt reflection of the club's location equidistant between Los Angeles and Pasadena, where most of its members resided.<sup>195</sup>

Midwick (which was pronounced Mid-dick) was located on an expansive tract that was generally bounded by present-day Midwickhill Drive to the north, North Atlantic Boulevard to the east, West Garvey Avenue to the south, and Whitney Drive and Fremont Avenue to the west. From its inception, Midwick was intended to serve as a prestige club with championship facilities that could host competitive events. Club president Henry M. Robinson declared that the social activities of the club "would be incidental to polo, tennis, and golf and that this new organization meant to hit the line hard for championship results."<sup>196</sup> Initial improvements included two polo fields along with stables for polo ponies, four concrete tennis courts – one of which could be converted into a grandstand for the adjacent polo fields – a swimming pool, and an eighteen-hole golf course designed by Norman Macbeth, who was one of the Southern California Golf Association's premiere golfers.<sup>197</sup> The course's original greens were of sand, "as were most of them in arid Southern California in those days," laid over stone foundations.<sup>198</sup>

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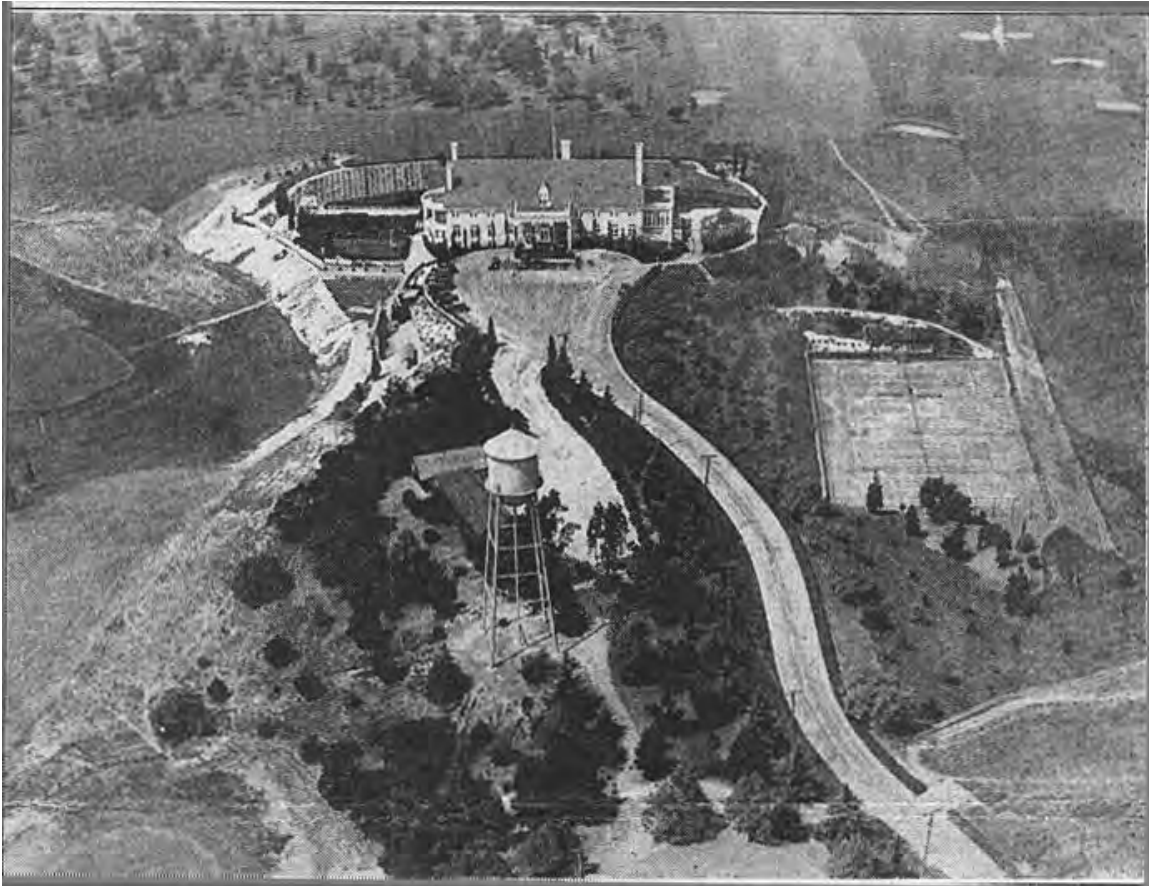
<sup>194</sup> "The New Valley Country Club," *Los Angeles Times*, April 29, 1912.

<sup>195</sup> "It was the granddaddy of all Los Angeles' country clubs..." *Los Angeles Times*, July 19, 1993.

<sup>196</sup> "Midwick Country Club Opens House Informally," *Los Angeles Times*, April 20, 1913.

<sup>197</sup> "SCGA History, Part 1: 1899-1919," Southern California Golf Association, <https://www.scga.org/about/scga-history/part-1> (accessed March 2021). Robert Studer asserts that the course was originally laid out by William Watson; see Studer, 107.

<sup>198</sup> Studer, 107.



View looking west down the driveway (now Siwanoy Drive) toward the Midwick Country Club clubhouse, circa 1924. *Midwick Tract Development Project website.*

An elaborate clubhouse designed by architect J. Martyn Haencke<sup>199</sup> was the jewel in Midwick's crown, situated atop a knoll at the end of a long, curving drive. Today, Midwick's dramatic driveway is the only extant remnant of the country club's development on the site; it is represented by that portion of present-day Siwanoy Drive that extends westward from Hagen Drive to 1600 Siwanoy Drive, where a residence now occupies the site of the former clubhouse.

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<sup>199</sup> "Midwick Country Club Opens House Informally," *Los Angeles Times*, April 20, 1913.





Midwick Country Club clubhouse, 1928. *Monterey Park Bruggemeyer Library.*

Following its opening in 1913, Midwick quickly became the recreational home of such celebrities as Will Rogers, David Niven, Hal Roach, Spencer Tracy, Bing Crosby, and Walt Disney.



*Eligibility Standards***Property Types**

- Civic Buildings
- Post Offices, Fire and Police Stations
- Schools
- Libraries
- Religious Buildings
- Hospitals and Medical Facilities
- Social Clubs and Cultural Institutions
- Infrastructure Improvements and other Civic Amenities, including roadways and bridges
- Public Art
- Historic District

**Criteria**

National Register: A

California Register: 1

**Period of Significance**

1903-1919

**Geographic Location**

Extant resources from this period are largely located east of Fremont Avenue.

**Significance**

Civic and institutional properties are evaluated for potential historic designation based on the patterns of development identified in this context. Institutional development during this period reflects the earliest growth of the City, from the establishment of infrastructure and the construction of the first civic buildings to serve the growing city, through the development of important social, religious, and cultural institutions.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As an important example of civic or institutional development representing the establishment and growth of Alhambra in the late 19<sup>th</sup> or early 20<sup>th</sup> century. Institutional development during this period marked the expansion of the newly-established City.

Civic and institutional properties that are significant for their architectural merit are evaluated under a separate theme.

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents important civic or institutional development from the period; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>200</sup>
- May also be significant under the Architecture and Design context

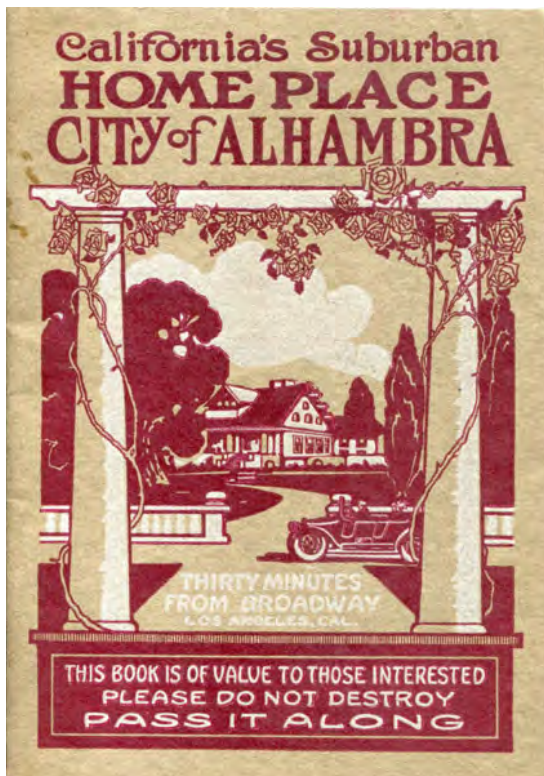
**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
  - For early examples, a greater degree of alteration may be acceptable
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Signage may have changed

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<sup>200</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

## Theme: Commercial Development, 1903-1919



*California's Suburban Home Place*, published by the Board of Trade in 1915. *Buckingham Books*.

Commercial development in Alhambra in the early 1900s was defined by the spirit of boosterism. A number of commercial booster organizations were established to help promote the economic operations of Alhambra, including the Alhambra San-Gabriel Farmers Club, and the Alhambra Board of Trade. The Alhambra-San Gabriel Farmers Club was organized in 1903 to promote the horticultural, agricultural, business, and social interests of the local area.<sup>201</sup> The Alhambra Board of Trade was established the following year to promote the business and social advantages of locating in Alhambra.”<sup>202</sup> In 1913, the Board of Trade was renamed the Chamber of Commerce. The Chamber of Commerce continued many of the activities of the Board of Trade, which included the publication of such promotional pamphlets as “Alhambra, City of Homes,” and “California’s Suburban Home Place.”

Businesses operating in this period were primarily concentrated along Main Street, which continued to expand in influence as a commercial corridor. Early operations included the Fuetz Grocery Store, the Alhambra Hardware Company, the City Market Butcher Shop, Crow and Drake’s General Merchandise, Pethybridge Meat Market, the Alhambra Feed and Fuel Company, the Pence & Smith Grocery Store, and the Blue Ribbon Bakery. Alhambra’s first theater – the Alhambra Theatre (later known as the Superba Theatre) – also opened in 1912 and showed both motion pictures and vaudeville acts. A second theater, which was also called the Alhambra Theatre (later known as the Coronet Theatre and then the Capri Theatre), was designed by Harley S. Bradley and opened in 1917.

Rail service was also expanded during this period with the opening of the Alhambra Line, which was completed by the Los Angeles & Pasadena Electric Railway Company (a Pacific Electric predecessor) in 1902. This line ran on a 30-minute schedule from Los Angeles’ General Hospital to the San Gabriel Mission; the line was later extended to the Masonic Home. In 1904 the Dolgeville branch was built by the Los Angeles Inter-Urban (a Pacific Electric affiliate); it tapped the SP main line at Shorb and was intended to supply the large

<sup>201</sup> Risher, 45.

<sup>202</sup> Risher, 45.

felt factory and model manufacturing town then being vigorously promoted by Huntington and Dolge.<sup>203</sup> This branch served to bridge Southern Pacific passengers from Pasadena to Shorb from 1912 until 1924 when bus service took over.<sup>204</sup>

### *Eligibility Standards*

#### **Property Types**

- Mixed Use Commercial Building
- Commercial Office
- Retail Store
- Bank
- Restaurant
- Theater
- Hotel/Motel
- Recreational Facility
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1903-1919

#### **Geographic Location**

Commercial activity from the period was located along Main Street near present-day Garfield Avenue.

#### **Significance**

Commercial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Commercial development patterns reflect the growth of the city over time, from early agriculture to storefronts along Main Street.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As a rare or remnant example of early commercial development. This includes early neighborhood commercial development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and rare,

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<sup>203</sup> “Alhambra-San Gabriel Line,” Electric Railway Historical Association, <http://www.erha.org/pelines/penasg.htm> (accessed March 2021).

<sup>204</sup> “Alhambra-San Gabriel Line.”

remaining examples of commercial development from the period along Main Street.

A collection of commercial buildings that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development, and must be distinct from the surrounding areas.

Historic districts may also include multiple property types; for example a historic district may include both commercial and institutional properties that date from the period of significance and reflect the character and reason for the district.

Commercial properties that are significant for their architectural merit are evaluated under a separate theme.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in commercial development from the period, or a facet of Alhambra's commercial development; and
  - Displays most of the character-defining features of the property type or style; and
  - Retain the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors from the period of significance; and
  - Displays original planning features of the commercial enclave or corridor; and
  - Retains the essential aspects of historic integrity.

### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>205</sup>
- May also be significant under the Architecture and Design context

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<sup>205</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*



**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
  - For early or rare commercial buildings, a greater degree of alteration may be acceptable
- Replacement of storefronts is a common and acceptable alteration
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association to contribute to the significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as the replacement of original storefronts, are acceptable, as long as the district as a whole continues to convey its significance.

## Theme: Industrial Development, 1903-1919

In 1912, the City’s Board of Trustees repealed the ordinance which had created an industrial district for Alhambra.<sup>206</sup> At the time, Margaret Lee writes, “There were not many factories here, and most town opinion seemed against it, hence the ordinance was repealed.”<sup>207</sup> As a result, industrial development in Alhambra proper was limited in the early decades of the 20<sup>th</sup> century. Most of the industrial activity in the area was located in Dolgeville, where a manufacturing hub had grown up around the former site of the San Gabriel Winery, which was now occupied by the Dolge Felt Company.

### *Eligibility Standards*

#### **Property Types**

- Infrastructure Improvements, including Water-related resources, Transportation and Shipping-related Facilities; Railroad Facilities or Features
- Manufacturing Facilities; including Daylight or Controlled-Conditions Factories and Warehouses
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1903-1919

#### **Significance**

Industrial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Industrial development patterns reflect the growth of the city during its early history, from early transportation-related and light industrial uses, including the Dolge Felt Company. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city. Merely dating from a specific period is typically not enough to qualify for designation.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As a rare or remnant example of early industrial development. This includes resources related to the development of the railroad and other infrastructure improvements; or rare

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<sup>206</sup> Lee, 34.

<sup>207</sup> Lee, 34.

remaining properties related to early light industrial uses or the Dolge Felt Company.

A collection of industrial buildings that are linked geographically may be eligible as a historic district. Eligible districts may represent multiple related industrial properties, or they may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in industrial development from this period or facet of Alhambra's industrial history; or
  - Is associated with a significant industrial corporation with a headquarters in Alhambra; and
  - Displays most of the character-defining features of the property type; and
  - Retains the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors dating from the period of significance; and
  - Retains the essential aspects of historic integrity.

### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>208</sup>
- May be located within the boundaries of the former Dolge Felt Company property
- May also be significant under the Architecture and Design context

### **Integrity Considerations:**

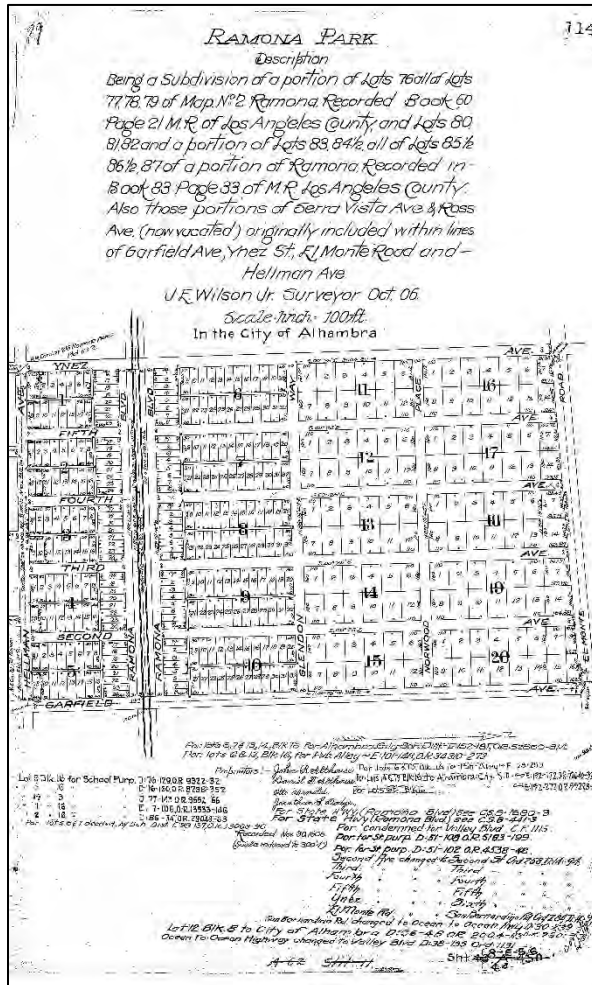
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<sup>208</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may have been altered or removed
  - For early industrial buildings, a greater degree of alteration may be acceptable due to the rarity of resources from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries
- Setting may have changed (surrounding buildings and land uses)
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings are acceptable, as long as the district as a whole continues to convey its significance.

## Theme: Residential Development, 1903-1919

As Alhambra's economy was still largely focused on agricultural development, construction efforts during this period were largely characterized by residential development. These efforts were also motivated by an influx of new residents to Alhambra, whose population increased by over 80 percent between 1910 and 1920.



Ramona Park, MB 001-114a, recorded 1906. Los Angeles County Department of Public Works.

Ninety-one tracts were recorded between 1903 and 1919, and although the trend of small tracts of land subdivided by individual property owners largely continued, a growing number of tracts were subdivided by organized real estate development companies. One of the largest tracts recorded during this period was Ramona Park (MB011-114a), which was recorded in 1906 with approximately 450 residential lots.<sup>209</sup>



Los Angeles Times advertisement, April 13, 1907.

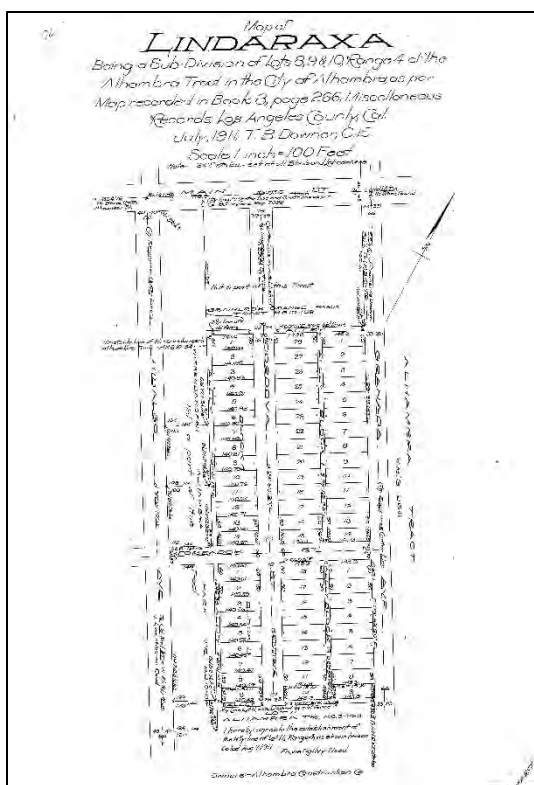
Ramona Park was developed by brothers John B. and Daniel T. Althouse – known professionally as the Althouse Brothers – in partnership with the firm of Arnold & Dodge, which was comprised of Otto Arnold and Jonathan S. Dodge. Historical documentation suggests that the men originally intended to develop Ramona Park as a separate townsite,

<sup>209</sup> For a complete list of tracts recorded by development period, refer to Appendix C.



distinct from that of Alhambra,<sup>210</sup> but the land was subsequently annexed in 1908 and their plans did not come to fruition.

Another notable tract to be developed during this period was the Lindaraxa Tract (MB 018-080a), which was recorded in 1911. The Lindaraxa Tract was developed by the Alhambra Construction Company as Lindaraxa Park, which was also known as Court Lindaraxa.<sup>211</sup> The neighborhood's name capitalized on Alhambra's established Moorish inspirations; the Lindaraxa name also originated from Washington Irving's book *Tales of the Alhambra*.



Map of Lindaraxa, MB 018-080a, recorded 1911.



Lindaraxa Park advertisement, 1912. *Alhambra Preservation Group*.

Other groupings of residences dating from this period can be found in the present-day La Marguerita-Souders Tracts neighborhood, the Alhambra Tract neighborhood, and the Alhambra Vista Tract neighborhood. All originated from subdivisions recorded during this period.

Two individual residences constructed during this period may be of particular note for their association with the Judson family, owners and operators of Judson Studios, a family-run

<sup>210</sup> "Ramona Park," *Los Angeles Times*, March 24, 1907.

<sup>211</sup> "Focus On: Lindaraxa Park, Alhambra's Moorish Beauty," *The Prose of Preservation*. April 16, 2018, <https://proseofpreservation.org/2018/04/16/focus-on-lindaraxa-park-alhambra-moorish-beauty/> (accessed January 2021).

fine arts studio located in the Highland Park neighborhood of Los Angeles. Known for their stained glass, Judson Studios has been in continuous operation since 1897. Two members of the Judson family, brothers Walter Horace Judson and Paul Judson, purchased homes in Alhambra. Walter Judson purchased the residence at 919 North Marguerita Avenue, which was erected in 1911. He appears to have resided at the home from around 1915 to around 1920. Paul Judson purchased the residence at 805 North Electric Avenue, which was erected in 1912. He appears to have resided there from around 1915 to around 1958. For a time he may have cohabitated with his brother, Donald Judson.

Multi-family residences began to appear in increasing numbers beginning in the 1910s. Lower-density dwellings consisting of two, three, or four units were popular as they could be developed on a standard residential parcel, affording homeowners the opportunity to generate additional income without investing in a larger lot. Today, properties improved with two units represent the most common type of multi-family residential development dating from this period in Alhambra by a substantial margin. This can be attributed to two primary factors: the popularity of duplex development as an investment opportunity, and the convenience of the accessory dwelling unit. Accessory residential units became a popular addition to existing single-family residences as homeowners sought to capitalize on the demand for housing sparked by increased tourism and settlement opportunities in California. For established homeowners who hadn't planned ahead and constructed their own duplex, the addition of an accessory dwelling unit to an existing single-family home offered a similar opportunity for additional income.

Although the two-unit trend prevailed, higher-density development did exist during this period as well, sometimes with four or even five units or more; early extant examples of this trend include 315 South Marguerita (1905), 1510 South Campbell Avenue (1906), 128 South Olive Avenue (1907), and 337 North Garfield Avenue (1909). Very few examples of multi-family dwellings were constructed within the boundaries of the original Alhambra Tract. The development of purpose-built multi-family residences is almost exclusively situated in areas to the west and south of the original tract.

*Eligibility Standards*

<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Single-family Residence</li> <li>• Multi-family Residence <ul style="list-style-type: none"> <li>○ Apartment House</li> <li>○ Duplex/triplex/fourplex</li> </ul> </li> </ul>
<b>Criteria</b>	National Register: A <span style="float: right;">California Register: 1</span>
<b>Period of Significance</b>	1903-1919
<b>Geographic Location</b>	Located throughout Alhambra, primarily east of S. Fremont Avenue.
<b>Significance</b>	<p>Individual residential properties that are eligible under this criterion may be significant for one of the reasons listed below. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.</p> <p>Individual properties that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For a specific association with an ethnic, social, or cultural group; or</li> <li>• For exemplifying an important trend or pattern of development (in general, properties significant for this reason will primarily be eligible as contributors to historic districts); or</li> <li>• As a rare or remnant example of Early Residential Development. This includes rare examples of early multi-family residential development; and rare, remaining examples of some of the city's earliest residential neighborhoods, including Ramona Park and the Lindaraxa Tract.</li> </ul> <p>Residences that are significant for their architectural merit are evaluated under a separate theme.</p>

**Registration Requirements:**

- Dates from the period of significance; and

- Has a proven association with an event important in history; or
- Represents an important pattern or trend in residential development from the period, or a facet of Alhambra residential development; or
- Represents a very early period of settlement/residential development in a neighborhood or community; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

#### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>212</sup>
- May be significant for a specific association with an industry in Alhambra
- May be located within the Ramona Park or Lindaraxa Tract developments

#### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may be altered or removed if the property retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
  - For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features

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<sup>212</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Historic District</li> <li>• Tract Feature/Amenity (including street trees or other significant landscape features, streetlights)</li> </ul>
<b>Criteria</b>	National Register: A <span style="float: right;">California Register: 1</span>
<b>Period of Significance</b>	1903-1919
<b>Significance</b>	<p>A collection of residences that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may also be significant for architectural merit under Criterion C/3.<sup>213</sup> District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality; and distinct from the surrounding area. Tract features, including streetlights, landscaping, parkland, and other amenities may contribute to the significance of the district.</p> <p>Historic districts that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For exemplifying an important trend or pattern of development (in general, properties significant for this reason will primarily be eligible as contributors to historic districts); or</li> <li>• As a representative concentration of residential development from this early period in Alhambra's history; may include cohesive enclaves from Ramona Park and the Lindaraxa Tract.</li> </ul> <p>Single-family residential districts that are significant for their architectural merit are evaluated under a separate theme.</p>

**Registration Requirements:**

- Retains a significant concentration of contributors dating from the period of significance; and
- Reflects planning and design principles from the period; and
- Displays most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and

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<sup>213</sup> Eligibility criteria are listed in the standard format National Register/California Register.

- Retains the essential aspects of historic integrity.

#### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>214</sup>
- May be located within Ramona Park or the Lindaraxa Tract

#### **Integrity Considerations:**

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association to contribute to the significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable. However, major alterations to individual residences, such as substantial additions that are visible from the public right-of-way or alter the original roofline, and loss of significant fabric (e.g., replacement of windows, doors, and wall cladding in a single residence) would not be acceptable and the building would be considered a non-contributor to the district.
  - Original tract features may also be contributing features to a historic district under this theme.

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<sup>214</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*



<b>Criteria</b>	National Register: B	California Register: 2
<b>Period of Significance</b>	1903-1919	
<b>Significance</b>	<p>Individual properties may be significant for an association with a significant person. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. According to National Park Service guidance, a property is not eligible if its only justification is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within a profession or group. For properties associated with groups, it is necessary to identify specific individuals and to explain their specific accomplishments. The individual(s) associated with the property must have made some specific important contribution to history.</p> <p>Properties eligible under this criterion may be associated with:</p> <ul style="list-style-type: none"> <li>• People who played a significant role in the development of the area; or</li> <li>• People who made significant contributions to a demonstrably important profession; or</li> <li>• Members of a particular social, cultural, or ethnic group who made a demonstrably significant contribution to local, state, or national history.</li> </ul>	

#### **Registration Requirements:**

- Has a proven association with the productive period of a person important to local, state, or national history; and
- Displays most of the character-defining features of the property type or style from the period of significance (i.e., the period when it was associated with the important person); and
- Retains the essential aspects of historic integrity.

#### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association.
  - General rule: property must be recognizable to contemporaries of the person with which it is associated.



Map of the City of Alhambra and Additions, Los Angeles Co., California, 1922. *Huntington Library.*

## VIII. CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)

The two decades marking the intervening period between World War I and World War II represent some of the most dynamic years in United States history, and some of the most influential years in determining the patterns of growth and development throughout Southern California. The economic effects of national events such as the stock market crash of 1929 and the ensuing Great Depression naturally made their way to the region, but everyday life during this period was also shaped by events and trends unique to Southern California. As newcomers flocked to Los Angeles and the city's population exploded, the area began to exhibit the first signs of sprawl. At the same time, automobiles emerged as the prevailing form of transportation, a shift which influenced the development – and redevelopment – of many existing rail lines throughout the region as well as the design and construction of new residential neighborhoods and commercial centers that focused on catering to the car customer. New entertainment-related mediums such as radio and motion pictures began to flourish, motivating tourism as well as the development of further light industry for support services.

Events also impacted the built environment during this period; the 1933 Long Beach earthquake caused widespread damage and resulted in over one hundred fatalities, prompting a reexamination of construction methods and the implementation of new and more stringent safety standards for design.

### POPULATION, IMMIGRATION, AND EXCLUSIONARY POLICIES OF THE 1920S AND 1930S

The United States passed some of its most significant – and damaging – immigration legislation in the 1920s, and the adoption of new laws regarding immigration during this period would have devastating impacts on minority communities in the United States for decades to come.

The U.S. Immigration Act of 1924, which launched what has come to be known as the National Origins System, was the apex of a restrictionist movement three decades in the making.<sup>215</sup> Also known as the Johnson-Reed Act, after its congressional sponsors, the National Origins Act replaced a hastily-passed emergency immigration bill in 1921 that served as a stopgap measure to an anticipated massive immigration from Europe following World War I. This emergency bill limited the number of immigrants to 3% of the foreign-born population of a given nationality resident in the United States based on the 1910 census. Viewed as insufficient in stemming the immigrant tide and as discriminatory toward the U.S. native-born population, the 1924 National Origins Act addressed these perceived

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<sup>215</sup> The following discussion of the National Origins Act has been excerpted and adapted from Karen Manges Douglas, “National Origins Act,” <https://www.shsu.edu/~kmd007/documents/WinF5HD2Userskmd007ArticlesDouglas-NationalOriginsSystem-1.pdf> (accessed November 2021).

deficiencies. Using the 1890 census, the bill restricted the number of entrants to 2% of the U.S. native-born White population as determined by their national origins—a nebulous concept that required a series of adjustments.

Opposition to immigration from southern and eastern Europe had been heightened by economic recession, labor unrest, anti-Catholic sentiment, and the events surrounding World War I. Fears that southern and eastern Europeans were unassimilable were intensified by persistent ties to the “old world” among even the earliest immigrant groups during World War I. To address this issue, the goal of the National Origins Act was to control both the quantity and quality of U.S. immigrants in an effort to prevent further erosion of the ethnic composition of U.S. society. The law accomplished this goal using three mechanisms: capping the overall number of immigrants allowed into the United States in a given month and year; favoring immigrants from certain countries; and screening out otherwise qualified immigrants as unsuitable to the United States during the visa screening process. The sorting mechanism heavily favored northern and western European countries. The temporary formula of 2% of the foreign-born of each nationality in the 1890 census gave 85% of the quotas to northern and western European nations. The national origins system fully implemented in 1929 continued the trend of both overall restriction and nation bias. Indeed, the act virtually halted all immigration from southern and eastern Europe. Thus, European immigration dropped from more than 800,000 in 1921 to less than 150,000 by the end of the decade. In addition to controlling the volume of immigration from Europe, the National Origins Act also allowed a mechanism for selection of immigrants as well. In its creation of consular offices abroad, the act provided a frontline screening mechanism for selecting out those deemed unsuitable for the United States.

The National Origins Act racialized the world and its inhabitants. While the act differentiated Europeans according to nationality and then ranked them along a hierarchy of desirability, the very act of their inclusion for immigration conferred upon them a designation of assimilability and the right to U.S. citizenship.<sup>216</sup>

In Alhambra, the effects of the country’s exclusionary policies were keenly felt by the city’s residents. While the overall population of Alhambra increased by over two hundred percent between 1920 and 1930, the population of certain ethnic and racial groups declined dramatically in the aftermath of exclusionary policies that targeted Native Americans and Asian immigrants. However, a 1939 survey of the community noted that twelve African American families had taken up residence within the four blocks east of North Garfield Avenue and north of Mission Road, and had resided in that location for many years.<sup>217</sup>

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<sup>216</sup> Douglas, “National Origins Act.”

<sup>217</sup> “Los Angeles, CA,” Mapping Inequality: Redlining in New Deal America, <https://dsl.richmond.edu/panorama/redlining/#loc=10/34.005/-118.529&city=los-angeles-ca> (accessed March 2022).

### *Early Redlining Practices*

One of the most impactful exclusionary policies to emerge during this era, however, was the practice of redlining. In 1939, the Home Owners Loan Corporation (HOLC), under the Federal Housing Administration, established to increase homeownership for working-class Americans under President Franklin Roosevelt’s New Deal, created a grading system to assess the “desirability” of residential communities.<sup>218</sup> The assessments were for the purpose of informing mortgage lenders and realtors in making loans and guiding buyers. Most non-rural communities were assigned one of the following grades:

- A. “Newer, Most Desired” (color-code Green); sometimes noted as “First Grade”**
- B. “Older, Still Desirable” (color-code Blue); sometimes noted as “Second Grade”**
- C. “In Decline” (color-code Yellow); sometimes noted as “Third Grade”**
- D. “Hazardous” (color-code Red); sometimes noted as “Fourth Grade”**

In 1935, HOLC was tasked with creating maps for 239 U.S. cities showing assigned grades for their various communities using the color codes. HOLC's map for Los Angeles County was issued in 1939.

A key factor that influenced HOLC grades was race. A racially homogenous population was considered desirable, but only so long as that race was white and non-immigrant. Communities with African American, Asian, Native American and Latino residents typically received, at best, a C grade and, more commonly, a D grade. The presence of Jews also could reduce a community's grade. Even white immigrant populations, such as Slavs, Greeks and Italians, would negatively impact a community's grade if those populations made little effort to distance from neighbors who were people of color.

The assigning of the “red” D grade to communities with minority populations gave rise to the term “redlining.” Redlining came to be the practice of denying mortgages in communities due to racial or ethnic composition, regardless of the qualifications or creditworthiness of individual residents.<sup>219</sup>

Author Richard Rothstein has noted that the “Federal Housing Administration's justification was that if African-Americans bought homes in these suburbs, or even if they bought homes

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<sup>218</sup> The following discussion has been excerpted and adapted from “Redlining in Los Angeles County,” LA Almanac, <http://www.laalmanac.com/history/hi727.php> (accessed March 2022).

<sup>219</sup> “Redlining in Los Angeles County.”



near these suburbs, the property values of the homes they were insuring, the white homes they were insuring, would decline. And therefore their loans would be at risk.”<sup>220</sup>

There was no basis for this claim on the part of the Federal Housing Administration. In fact, when African-Americans tried to buy homes in all-white neighborhoods or in mostly white neighborhoods, property values rose because African-Americans were more willing to pay more for properties than whites were, simply because their housing supply was so restricted and they had so many fewer choices. So the rationale that the Federal Housing Administration used was never based on any kind of study. It was never based on any reality.<sup>221</sup>

As part of the appraisal process, each community was divided into areas. Each area was recorded on an Area Description form, which called for noting key statistics that would allow for the accurate grading of a property. Perhaps unsurprisingly, most of these characteristics were related to race, and the forms almost uniformly reflected overtly racist language and discriminatory characterizations.

Arguably the HOLC agents...adopted a consistently white, elite standpoint or perspective. HOLC assumed and insisted that the residency of African Americans and immigrants, as well as working-class whites, compromised the values of homes and the security of mortgages. In this they followed the guidelines set forth by Frederick Babcock, the central figure in early twentieth-century real estate appraisal standards, in his Underwriting Manual: "The infiltration of inharmonious racial groups ... tend to lower the levels of land values and to lessen the desirability of residential areas."<sup>222</sup>

The “shift” or “infiltration” observed in an area was a key element to be recorded on the Area Description Form, as it noted, in essence, the change in minority populations in an area. However, shifts and infiltrations were often characterized by some of the most blatantly racist language to be found in the document; such trends were frequently described in almost uniformly negative tones as the work of "subversive," "undesirable," "inharmonious," or "lower grade" populations.<sup>223</sup> However, it was these shifts and infiltrations that were most critical, in HOLC’s assessment, in determining the security risk a lender might assume by taking on a mortgage.

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<sup>220</sup> “A ‘Forgotten History’ of How the U.S. Government Segregated America,” NPR, <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america> (accessed March 2022).

<sup>221</sup> “A ‘Forgotten History’ of How the U.S. Government Segregated America.”

<sup>222</sup> “Introduction,” Mapping Inequality: Redlining in New Deal America.

<sup>223</sup> “Introduction,” Mapping Inequality: Redlining in New Deal America.



The discriminatory practices advanced by HOLC and the FHA ultimately shaped the landscape of communities across the country for generations by restricting access to one of the primary drivers of generational wealth: home ownership.

These grades were a tool for redlining: making it difficult or impossible for people in certain areas to access mortgage financing and thus become homeowners. Redlining directed both public and private capital to native-born white families and away from African American and immigrant families. As homeownership was arguably the most significant means of intergenerational wealth building in the United States in the twentieth century, these redlining practices from eight decades ago had long-term effects in creating wealth inequalities that we still see today.<sup>224</sup>

Redlining practices specific to Alhambra are discussed under the Residential Development theme for this period.

**Table 5: Population in Alhambra by Decade, 1920-1940<sup>225</sup>**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1920	8,965	—	44	(21)		(65)	87	9,096
1930	28,793	(17)	96	(7)		(79)	583	29,472
1940	38,737	(7)	79	(10)		(63)	119	38,935

**Table 6: Rate of Population Growth in Alhambra by Decade, 1920-1940**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1920	80.38%	—	144.44%	5.00%	—	400.00%	163.64%	81.16%
1930	221.17%	—	118.18%	-66.67%	—	21.54%	570.11%	224.01%
1940	34.53%	-58.82%	-17.71%	42.88%	—	-20.25%	-79.59%	32.11%

### **GROWTH BETWEEN THE WARS IN ALHAMBRA, 1920-1940**

With ideal agricultural conditions, abundant natural resources, and burgeoning industrial activity, Southern California offered a land of opportunity at the dawn of the 1920s, and the region witnessed a population boom throughout the decade as an exponential number of new residents flocked to the region. The City of Alhambra was no exception to this trend –

<sup>224</sup> “Introduction,” Mapping Inequality: Redlining in New Deal America, <https://dsl.richmond.edu/panorama/redlining/#loc=11/34.145/-118.239&city=los-angeles-ca&area=C97&text=intro> (accessed March 2022).

<sup>225</sup> Numbers in parentheses represent breakdowns of some races included in the “Other Races” category.

the City's population more than doubled over the course of the decade and comprised nearly 30,000 people by 1930. The resultant demand for housing prompted a real estate boom in the 1930s; a substantial portion of the City's housing stock was constructed during this period, and commercial and institutional operations were also expanded to meet the needs of the growing community.

At the same time, the population boom brought support for Alhambra's new industrial development efforts. Up until the 1920s, the city's earliest industrial activities had been largely limited to the San Gabriel Winery or, subsequently, the Standard Felt Factory. As Robert Studer observes, "For many years, Alhambra industry lagged, partly because of the nearby manufacturing section of Los Angeles along the banks of the Los Angeles River, and partly because of a lack of initiative on the part of Alhambra's citizens."<sup>226</sup> A community-led effort to reinvigorate industrial activity in Alhambra in the 1920s ultimately helped define the character and identity of the city as a center for industrial development. As a result, the City of Alhambra entered the Great Depression as a vastly more robust community than it had been ten years earlier.

The City's focus on developing industrial activities during the previous decade sustained the community throughout the economic decline of the Great Depression, and by 1940 production exceeded \$8,000,000 and employed nearly 4,000 people.<sup>227</sup> Indeed, Alhambra continued to grow even despite the economic slump; the assessed valuation of the city jumped from about \$13 million in 1923 to over \$27 million in 1939-1940.<sup>228</sup>

### **Artists' Alley**

In the 1920s and 1930s, Champion Place was home to "some of the most prominent names in American art": Norman Rockwell, Frank Tenney Johnson, Jack Wilkinson Smith, Eli Harvey, Tex Wheeler, Victor Clyde Forsythe, Sam Hyde Harris and Marjorie Reed.<sup>229</sup> They had been dubbed "the Eight," after Robert Henri's "The Eight," but Alhambra's eight came from a diverse array of backgrounds and art styles, hence the more common nickname of the street and its most famous residents, "Artists' Alley."<sup>230</sup>

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<sup>226</sup> Studer, 122.

<sup>227</sup> Studer, 123.

<sup>228</sup> Studer, 123.

<sup>229</sup> Michael Clawson, "The Masters at Champion Place," *Western Art Collector*, February 1, 2018, <https://pressreader.com/article/281556586293844> (accessed January 2021). The lives of the The Eight in Alhambra are well-documented in Clawson, as well as the following sources: Elaine Adams, "Pioneers of Artists' Alley," adapted from the essay, "Three Creators of Artists' Alley," by David T. Leary, Ph.D. *California Art Club Newsletter*, Summer 2007, <https://www.americanlegacyfinearts.com/wp-content/uploads/2010/06/Pioneers-of-Artists-Alley-by-Elaine-Adams3.pdf> (accessed January 2021); and David T. Leary, "Three Creators of Artists' Alley," *American Art Review*, March 1996.

<sup>230</sup> Clawson, "The Masters at Champion Place."

The first artist to arrive in Alhambra – and, as Michael Clawson notes, the only artist worthy of the title of founder of the colony, although it was never bestowed to him”<sup>231</sup> – was Victor Clyde Forsythe. He was quickly followed by Frank Tenney Johnson, “master and heir to the cowboy throne after the passing of Charles M. Russell and Frederic Remington.”<sup>232</sup> Jack Wilkinson Smith was the third to arrive, by 1926. These three artists formed the core of the group and were influential in encouraging the arrival of other artists.<sup>233</sup> Over time, their lives in Alhambra revolved primarily around several properties on Champion Place. These properties include:

**16 North Champion Place:** Per city directories, the home appears to originally have been constructed by Clyde Champion between 1920 and 1922. It was subsequently acquired by Jack Wilkinson Smith (who, per Leary, was the third artist to arrive) around 1926. Wilkinson resided there until his death in 1949. Following his passing, the property was acquired by fellow artist Sam Hyde Harris, who used the artist's studio for several years before eventually making the property his primary residence around 1954. Harris and his wife resided there until at least 1964.

**22 North Champion Place:** By 1922 this property was the home of W. R. Fee, and in 1926 was briefly inhabited by artist William Johnson (it is unclear if there is a relation to Frank Tenney Johnson). City directories indicate that artist Frank Tenney Johnson (who, per Leary, was the second artist to arrive) was likely using the property as an artist's studio by 1928 but it was owned by A. H. Elliott. Johnson later acquired the property by 1930 and it became his primary residence until his untimely death in 1939. His widow, Vinnie, who was instrumental in organizing salons that brought many of the artists together, continued to maintain the property after Johnson's death, allowing her husband's former cohorts such as Norman Rockwell, Victor Clyde Forsythe, and Hughlette "Tex" Wheeler to use the artist's studio. Vinnie Johnson resided at this address until around 1954.

**125 Champion Place:** Seth Champion died in 1910, and according to tract maps it appears likely that Alfred Barstow purchased a portion of the Champion ranch. Alfred Barstow made this property his primary residence sometime between 1915 and 1920. Barstow's daughter, Mary, married Norman Rockwell in 1930. Following their marriage the Rockwells would frequently spend summers (and, for Rockwell, sometimes winters) here at Mary's parents' home, with Rockwell using the nearby studios of Eli Harvey (per Leary) or Frank Tenney Johnson (per newspaper articles), the latter of which he shared

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<sup>231</sup> Clawson, “The Masters at Champion Place.”

<sup>232</sup> Clawson, “The Masters at Champion Place.”

<sup>233</sup> Leary, “Three Creators of Artists’ Alley.”

with Victor Clyde Forsythe. The Barstows are no longer listed at the property after 1941, but Leary states that the Rockwells' bicoastal lifestyle continued until 1953, at which point they moved to Stockbridge, Massachusetts.

**130 North Champion Place:** Per Leary and city directories, Eli Harvey acquired this property around 1929, and appears to have been the only artist of the Artists' Alley colony to have constructed a house and become the initial owner of their residence. Harvey is listed here in city directories beginning in 1930 and remained until his death in 1957. Leary notes that Harvey, who had been born in 1860, was already elderly by the time he settled in Alhambra and the amount of new sculpture he produced during this period is "debatable." However, Harvey continued to retain an important association with his fellow artists and his studio was one of those used by Norman Rockwell (per Leary).

Brief biographies of each of the artists comprising The Eight are included below in alphabetical order.

### *Victor Clyde Forsythe*

Victor Clyde Forsythe (1885-1962) was an American artist best known for his illustrations and desert paintings. Although born and raised in Southern California, Forsythe trained in New York and established a career-long presence in both parts of the country. The first part of his career brought him national recognition for his comic strips, most notably for his drawings of "Joe Jink," and caught the eye of publisher William Randolph Hearst who printed much of his work. During WWI, he painted many war posters including the iconic "And They Thought We Couldn't Fight" poster. By the late 1930s, Forsythe and his wife, Cotta, settled in Southern California and the artist devoted himself to landscape painting fulltime. Forsythe was a life-long friend of Norman Rockwell. The two artists shared studio spaces together in New Rochelle, New York and in Alhambra, particularly in the Frank Tenney Johnson's studio on Champion Place. Along with Johnson, Forsythe also helped start the first art gallery in Los Angeles at the Biltmore Hotel after recognizing a demand for their art. The Biltmore Salon, as it was known, opened in 1923 and allowed the artists and their friends to sell their works of art directly to the public. By the end of his career, Forsythe was considered one of the fathers of "Desert Painting," and helped influence the desert painting movement along with fellow artists Maynard Dixon and Jimmy Swinnerton. In 1962, Forsythe died at the age of 76 in Pasadena, California.

### *Sam Hyde Harris*

Sam Hyde Harris (1889-1977) was a successful fine artist and commercial painter who taught art for many years in the Los Angeles area, particularly at

the Chouinard Art Institute (now CalArts). Born into a working-class family in Middlesex, England, Harris emigrated to the United States and settled with his family in Los Angeles in 1904. By 1917, he married Phoebe Mulholland, niece of water baron William Mulholland. Many of Harris' commercial art designs included posters and print advertisements for prominent clients such as Southern Pacific, Union Pacific and Santa Fe railroads and the Pacific Electric or "Red Cars." His fine art was influenced by the works of John Constable and Joseph Turner, with an emphasis on light and atmospheric effects in landscapes. In 1945, Sam Harris met and married his second wife, Marion D. Harris, and the couple settled in Alhambra where they purchased artist Jack Wilkinson Smith's former studio. Harris continued to produce commercial and fine art from the residence and studio at 16 Champion Place until his death in 1977.

### *Eli Harvey*

Eli Harvey (1860-1957) was an American sculptor and painter best known for his depictions of wild animals. Harvey was born into a Quaker community in Ogden, Ohio and studied art at the Art Academy of Cincinnati, where he trained under painter Thomas Satterwhite Noble and sculptor Louis Rebisso. In 1889, Harvey moved to Paris to continue training under French sculptors and began exhibiting his own sculptures of animals in Paris salons. He returned to the United States in 1900 and produced notable works such as the architectural sculpture for the lion house at the New York Zoological Park and two lions for the Eaton family mausoleum in Toronto, Canada. Harvey's most popular work was a life-sized elk produced for the Benevolent and Protective Order of Elks used at their buildings and in cemeteries around the country. In 1929, he built a large home on Champion Place in Alhambra, where he continued to work as a member of the local artists' colony until his death in 1957.

### *Frank Tenney Johnson*

Frank Tenney Johnson (1874-1939) was a prominent painter of the Old American West who popularized the style of painting cowboys known as the "Johnson Moonlight Technique." Born in Iowa, Johnson studied at the Milwaukee School of Art and later at the Art Students League of New York. He began his career as an illustrator with *Field & Stream* magazine until leaving New York to travel through the American Midwest and Southwest on sketching expeditions with fellow cowboy artists, such as Charles Russell. In 1920, Johnson moved to 22 Champion Place in Alhambra, where he later shared his studio with fellow painter Clyde Forsythe. Johnson's studio and

residence would become the nucleus for Alhambra's local artist colony known as "Artists' Alley," even well after his passing in 1939.

### *Marjorie Reed*

Marjorie Reed (1915-1996) was born in Springfield, Illinois and became known for her paintings of American Western scenes. Much of her work centered on depictions of the Butterfield Overland Stage coaches and other scenes of cowboys, horses and figures associated with the Overland Mail Route. As one of the few female landscape and Western painters, her art was often credited under the male pseudonym, Harvey Day or Fred Day. Reed was the daughter of a commercial artist and raised in Los Angeles, where she trained under her father. At fourteen, she worked for Walt Disney until later studying at the Chouinard Art School and the Art Center School in Los Angeles, as well as with Jack Wilkinson Smith of Alhambra for two years. Reed traveled extensively across the country and around the world for much of her life. She passed away in 1996.

### *Norman Rockwell*

Norman Rockwell (1894-1978) was a prolific American artist whose works included cover illustrations for *The Saturday Evening Post*, artwork for over 40 books, as well as portraits for a number of American Presidents and foreign figures. Rockwell's best-known works included the *Willie Gillis* series, *Rosie the Riveter*, *The Problem We All Live With*, *Saying Grace*, and the *Four Freedoms* series. Rockwell trained at the National Academy of Design and later at the Art Students League of New York. In 1929, Rockwell joined life-long friend and artist Clyde Forsythe in Alhambra, where he met and married a local schoolteacher, Mary Barstow. Throughout his career, Rockwell and his family traveled back and forth from California to New York, where he shared a studio with Forsythe in New Rochelle, New York as well as in Alhambra in the late Frank Tenney Johnson studio space. By the 1940s—and despite continued travels to New York and California—the artist and his family lived in Arlington, Vermont until finally settling in Stockbridge, Massachusetts where Rockwell retired in eventually passed away in 1978.

### *Jack Wilkinson Smith*

Jack Wilkinson Smith (1873-1949) was an American watercolor and oil painter best known for his paintings of Sierra landscapes, seascapes and missions. Born in Paterson, New Jersey, Smith trained at Chicago Art Institute before studying under Cincinnati artist Frank Duveneck and beginning his career as an illustrator for *The Cincinnati Enquirer*. During the Spanish-American War, his sketches of the front-line gained him substantial recognition. In 1906, Smith

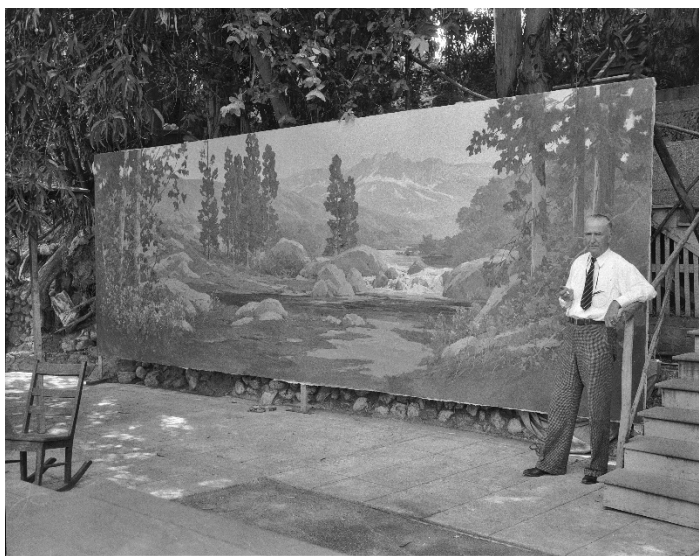


settled in Alhambra and established a studio-home in the eucalyptus grove called "Artists Alley." He died on January 8, 1949, in Monterey Park, California, at age 75.

### *'Tex' Wheeler*

Hughlette "Tex" Wheeler (1901-1954) was an American sculptor who specialized in images of the American West, including depictions of cowboys riding the range and miners with pack horses. Born and raised in Florida, Wheeler won a scholarship to study sculpture in Paris while working as a ranch hand. In France, he produced a number of Western-themed sculptures which were cast at a foundry in Paris. Upon returning to the United States, he opened a studio in Cleveland, Ohio until later moving west to Arizona and eventually settling in Los Angeles. His most famous monumental sculptures are the portrait of the racehorse, Seabiscuit, completed while staying with fellow artists in Alhambra, as well as a sculpture of Jockey George Woolf. Both pieces are installed at the Santa Anita Park in Arcadia, California. Wheeler was also commissioned to sculpt an equestrian statue of Will Rogers for the Will Rogers State Park. Wheeler returned to his native Florida shortly before passing in 1954.

Other artists who socialized with The Eight included Mead Schaeffer, Dean Cornwell, Norman Hall, Florence Young, Laura Mitchell, Vera Norris, Donald Yacoe, and Steven Toth Jr.<sup>234</sup> Further research is required to determine the extent of their associations with Alhambra's built environment.



**Jack Wilkinson Smith in front of a large landscape canvas at his studio, Alhambra, 1935. *UCLA Digital Library.***

<sup>234</sup> "Alhambra Once Had Top Artists' Colony," unidentified newspaper clipping, February 27, 1961.

## Annexations

In 1926, the City expanded its boundaries through the Midwick Addition, which added nine parcels from the Ramona Acres development at the southwest intersection of Hellman and Olive Avenues.

**Table 7: Annexations, 1920-1940**

Effective Date	Annexation Name
5/27/1926	Midwick Addition

## DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1920-1940

Extant resources dating to this period are located throughout the City. Single-family properties in the City of Alhambra constructed between 1920 and 1940 are among the most prevalent in the City. Residences from this period represent modest one- and two-story vernacular residences as well as modest and high style examples of prominent architectural styles of the period, including Craftsman, Spanish Colonial Revival, English Revival, and Tudor Revival. Commercial activity from the period continued to expand along Main Street and began to populate Valley Boulevard; institutional development was located throughout the City to cater to the growing population near their homes.

### **Theme: Civic and Institutional Development, 1920-1940**

As Alhambra's population flourished throughout the 1920s and 1930s, so did the development of municipal services and private institutions formed to meet the needs of the growing community.

In 1920, Alhambra finally became home to a dedicated hospital when a group of doctors formed a medical corporation and constructed the Alhambra Hospital at the southeast corner of Garfield Avenue and Bay State Street. The City also established its first municipal parks during this period; Alhambra Park was opened in 1920 and the Alhambra Plunge was opened the following year.

Municipal services were expanded during this period with the approval of a bond measure, which passed in 1923 and provided for the construction of new fire department headquarters on Stoneman Avenue and a new fire station at Poplar Boulevard and Main Street to replace the station on Palm Avenue. (This station was later rebuilt on the same site following the Long Beach earthquake.) A third fire station was erected in 1929 to replace the existing station at the northeast corner of Sixth Street and Valley Boulevard, and fourth fire station was completed at the corner of Elm Street and Norwood Place.

A new city jail, constructed in 1925, also replaced the former jail with a new building housing both the police department and the police court on North Second Street.

With any growing pains associated with the development of a new city now firmly in the past, much of the community's efforts during this period focused on the development of resources and organizations that enhanced social and cultural life in Alhambra. Story Park, the city's second municipal park, was established in two phases during this period; the northern portion was donated to the City by F. Q. Story and opened in 1928, and the southern portion - the former home of the Alhambra Athletic Club - was purchased by the City, along with the Athletic Club's facilities, in 1931. Granada Park was established in 1934 with the aid of county and federal funding.

The number of churches in Alhambra also increased during this period to meet the more diverse spiritual needs of the growing community. Churches constructed during this period include the Church of Christ, (1921), Unity Church (1923), Jesus Christ of Latter-Day Saints (1923), Emmaus First Lutheran Church (1923), St. Therese Catholic Church (1926), First Methodist Church (1926), and First Presbyterian Church (1927). All Souls Roman Catholic Church also constructed a new school building in 1936, and then a new church building in 1938. The Carmel of St. Teresa Monastery, designed by architect John C. Austin in 1923, is a notable example of religious institutional development designed by a prominent architect during this period.

As Alhambra evolved away from its early identity as an agricultural settlement and the City began to adopt a more industrialized economy, leisure time increased and social and cultural life became paramount. Clubs and organizations flourished during this period as Alhambra's

population grew and the interests of the city's residents broadened. Women's clubs became increasingly popular during this period, focused on both the promotion of higher social and cultural ideals within the community as well as an effort to organize around efforts that were important to women at the time, such as education and child welfare, or even political issue such as Prohibition or voting rights.

Organizations established during this period include the Alhambra American Legion Auxiliary (1920), Alhambra Community Sing (1922), Business and Professional Women's Club (1922), Kiwanis Club (1922), Knights of Columbus (1923), Camp Fire Girls (1924), Rotary Club (1924), Exchange Club (1925), Alhambra Lions Club (1927), South Alhambra Woman's Club (also known as the Tuesday Club, 1928), Granada Park Woman's Club (1929), Soroptomist Club (1933), Young Men's Christian Association (YMCA, 1938), Girl Scouts Alhambra Council (1939), the Alhambra Day Nursery (1939), and the Optimist Club (1940).

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### ***School Construction and the Field Act***

School construction comprised a great deal of the institutional development throughout the 1920s and 1930s and was largely motivated by two factors: the educational needs of the rapidly-expanding Alhambra community in the 1920s; and the requirements of the Field Act in the 1930s

The Alhambra High School was expanded with a commercial unit in 1921, an administration unit and auditorium in 1923, and a household arts unit in 1924. Central School opened in 1922 and was subsequently expanded in 1924. Park School opened in 1923 and was then expanded in 1937. Additions were also constructed at Garfield School, Granada School, and Ramona School in 1924; and at Garfield School, Park School, and Ynez School in 1927. By 1928, eighteen school plants were utilized to house the educational program for the Alhambra City High School District.<sup>235</sup>

Marguerita School opened in 1930, and Emery Park School, which was designed by architect Richard Farrell, opened in 1931. Built in the center of a 400-acre tract of land owned by New York tobacco tycoon Charles Goodwin Emery, Emery Park Elementary School was constructed to accommodate the school-aged children of families who had purchased homes in Emery Park during the 1920s, a boom time for real estate in Alhambra.<sup>236</sup>

The Field Act, which was enacted in 1933 following the Long Beach earthquake, was one of the first pieces of legislation to mandate earthquake-resistant construction in the United States. After the Long Beach Earthquake effectively destroyed over 230 school buildings in Southern California, lawmakers adopted the Field Act to establish safety standards for the construction of new public school buildings. The law also required school officials to inspect any existing school buildings that predated the Long Beach earthquake and renovate the buildings (if necessary) to ensure they met the new safety standards. A number of Alhambra's public schools underwent extensive renovations beginning in the 1930s as a result of Field Act requirements. This work – which often included rebuilding either a portion of or all of each existing facility – continued within the district well into the 1960s.

### *Public Works Administration (PWA) and Works Project Administration (WPA) Projects*

Institutional development slowed as the Great Depression took hold; however, some construction continued in Alhambra, funded by the Public Works Administration (PWA) and the Works Progress Administration (WPA). Although both programs operated under the umbrella of Franklin D. Roosevelt's New Deal, they differed in scope and funding. The PWA was established in 1933 as part of the National Industrial Recovery Act; the agency

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<sup>235</sup> Osman R. Hull and Willard S. Ford, *Survey of the Alhambra Public Schools: Housing, Finance, Business Management*, University of Southern California Studies, second series, number 5 (Los Angeles: University of Southern California, 1928), 35.

<sup>236</sup> Alhambra Preservation Group, "Emery Park Elementary School Earns 2015 APG Award," *The Prose of Preservation*. January 5, 2016, <https://proseofpreservation.org/2016/01/05/emery-park-elementary-school-earns-2015-apg-award/> (accessed January 2021).

focused on large-scale infrastructure development projects such as dams, bridges, tunnels, and schools.

The WPA was established in 1935 as part of Roosevelt's Second New Deal; while the agency also focused much of its efforts on the construction of public infrastructure, WPA projects were often smaller in scope and focused at least in part on creating jobs for unemployed Americans. Alhambra benefitted from the implementation of a number of PWA and WPA projects during the 1930s, along with several additional efforts funded by other agencies.

WPA projects included the rehabilitation of the science building at Alhambra High School in 1935; improvements to the playground at Emery Park School in 1935; construction of the West Valley Boulevard Pedestrian Tunnel in 1935 (extant but closed); and improved school grounds at the Fremont School in 1939.

PWA projects included construction of the Alhambra High School gymnasium (designed by architect John Walker Smart) in 1935, and the construction of Mark Keppel High School, which was opened in 1940. Mark Keppel High School also included three exterior murals by noted Southern California artist Millard Sheets.



Mark Keppel High School, circa 1940. *Alhambra Preservation Group.*



Interior, Mark Keppel High School, circa 1940. *Alhambra Preservation Group.*



Millard Sheets at work on a mural at Mark Keppel High School, circa 1939. *Alhambra Preservation Group.*

Additional New Deal construction completed during this period included the development of the Alhambra Reservoir, funded by the State Emergency Relief Administration (SERA); and the construction of the Alhambra Post Office, which was funded by the Treasury Department and featured several murals funded by the Treasury Section of Fine Arts.

### *Eligibility Standards*



**Property Types**

- Civic Buildings
- Post Offices, Fire and Police Stations
- Schools
- Libraries
- Religious Buildings
- Hospitals and Medical Facilities
- Social Clubs and Cultural Institutions
- Parks
- Infrastructure Improvements and other Civic Amenities, including roadways and bridges
- Public Art
- Historic District

**Criteria**

National Register: A

California Register: 1

**Period of Significance**

1920-1940

**Significance**

Civic and institutional properties are evaluated for potential historic designation based on the patterns of development identified in this context. Institutional development during this period reflects the city's continued expansion following World War I, and through the Great Depression.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As an example of civic or institutional development representing the continued civic and institutional growth during the 1920s and the Great Depression; or
- For an association with New Deal-era federal funding programs.

Civic and institutional properties that are significant for their architectural merit are evaluated under a separate theme.

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or

- Represents important civic or institutional development from the period; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>237</sup>
- May be associated with the Public Works Administration or the Works Project Administration
- May also be significant under the Architecture and Design context

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Signage may have changed

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<sup>237</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

### **Theme: Commercial Development, 1920-1940**

Commercial activity exploded in Alhambra as the City's population boomed. Retail trade, which covered about twenty-one blocks of the City by 1935, totaled nearly \$9 million; the city's three banks reported total resources of \$423,316,752 for that year, with about \$12 million in savings deposits.<sup>238</sup>

The automobile became a key factor in the evolution of commercial activity during the 1920s; the shift rendered several operations obsolete in a town that, consumed with ranching and agricultural activities, had once been driven by the horse and wagon. As Robert Studer recalled, "Once the ranchers in Alhambra had kept two harness-makers busy, but with the eventual end of ranching in town, and the beginning popularity of the automobile, the harness menders left Alhambra for greener pastures elsewhere... By 1920 the horse had become extinct in Alhambra."<sup>239</sup> Another shift in development patterns was noted with the closure of the Alhambra Orange Growers Association; the subdivision of groves for home sites gradually cut down on the production of oranges until, in 1932, there was not enough fruit to keep the association going, and it was discontinued.<sup>240</sup>

As some commercial sectors declined, others expanded. The beginnings of Alhambra's present-day Auto Row originated during this period as automobile dealerships began to open along Main Street, and gas stations and automobile-service operations such as the Y Service Station, the Fremont Service Station, and D'Arcy Coach Works, Kehlet's Garage, and Central Garage proliferated.

As the motion picture industry matured into the Golden Age of Cinema in the 1920s, entertainment also became big business, and live theatre and motion picture houses became popular additions during this period. By the end of the 1930s, there were five movie theaters in the city: the Alhambra Theatre (now known as the Superba Theatre); the second Alhambra Theatre (later known as the Coronet Theatre and then the Capri Theatre); the Temple Theater (later known as the El Rey Theatre), which was designed by Walker & Eisen and opened in 1921; the Alhambra Theatre, which was designed by George Weir and opened in 1924; and Bard's Garfield Egyptian Theater, which was designed by Lewis Arthur Smith and opened in 1924 as part of the Valley Grand Building.

Other businesses operating during this period included the Alhambra Bakery, Phelan & Bezata Dry Goods, LeRoy Radio Electronics, Owl Drug, John French's Inc., and Crawford's Market. Crawford's Market – the predecessor to the later Crawford's Corner developed by the same family – opened two locations of the eponymous grocery store at the corner of Valley Boulevard and New Avenue in 1929, and subsequently at the corner of Valley Boulevard and Ninth. The Los Angeles Gas and Electric Company also opened its new

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<sup>238</sup> Studer, 163.

<sup>239</sup> Studer, 72.

<sup>240</sup> Studer, 57.

Alhambra offices in 1929, in an impressive newly-built Italian Renaissance Revival-style building at 17 South 1<sup>st</sup> Street.<sup>241</sup> Today, the building is known as the Granada Building.

### *Development of the Alhambra Airport*

The Alhambra Airport represented one of the principal development efforts of the period. Constructed in 1929 and dedicated in 1930, the Alhambra Airport was built to serve as the western terminal of Western Air Express, which later became known as Western Air Lines. Airport facilities included a four-story passenger terminal as well as a massive hexagonal hangar – called the “Hex-Hangar,” it was said to be the largest in the world at the time – that permitted mechanics to work on six Fokker airliners with 100-foot wingspreads at the same time.

“In its heyday, Alhambra Airport was the scene of bustling activity,” recalled Robert Studer. “It was a favorite haunt of sports aviators as well as commercial airliners.”<sup>242</sup> The site also served as the filming location of a number of motion pictures, including *13 Hours By Air* (1936), *Danger Flight* (1939), *Flying Blind* (1941), *They Met in Bombay* (1941), and *Flight Lieutenant* (1942).

The airport’s success was relatively short-lived; beginning in 1937 the City began to receive a number of public complaints regarding the noise generated by the airfield, as well as the potential hazards associated with its operation. As the clouds of war gathered over Europe, however, the airport was reinvigorated when Lockheed Aircraft Corporation took over the facility for service as an official shipping station for the company’s military airplane orders placed overseas.

### *Location Filming in Alhambra*

Alhambra bears the distinction of playing host to one of the earliest instances of location filming in Southern California – one that predates even the development of permanent motion picture production facilities in the region.<sup>243</sup> Although some non-fiction actuality

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<sup>241</sup> Alhambra Preservation Group, “Focus On: Alhambra’s 1920s Buildings,” *The Prose of Preservation*, May 17, 2020, <https://proseofpreservation.org/2020/05/17/focus-on-alhambras-1920s-buildings/> (accessed January 2021).

<sup>242</sup> Studer, 105.

<sup>243</sup> For a more detailed discussion of location filming in Southern California, readers may wish to consult the following: SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context: Entertainment Industry, 1908-1980, Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908-1980,” prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, September 2019, [https://planning.lacity.org/odocument/986211ba-6d75-4251-b239-c825dd704c6f/7.5\\_Entertainment\\_FilmingLocationsMotionPictureandTelevisionBroadcastingIndustries\\_1908-1980.pdf](https://planning.lacity.org/odocument/986211ba-6d75-4251-b239-c825dd704c6f/7.5_Entertainment_FilmingLocationsMotionPictureandTelevisionBroadcastingIndustries_1908-1980.pdf) (accessed November 2021). For a list of films staged in Alhambra, see “Filming Location Matching ‘Alhambra, California’ (Sorted by Release Date Ascending),” Internet Movie Database [IMDb], [https://www.imdb.com/search/title/?locations=Alhambra,%20California&sort=release\\_date.asc](https://www.imdb.com/search/title/?locations=Alhambra,%20California&sort=release_date.asc) (accessed November 2021). Locations associated with motion picture and television in Alhambra have been included

films were being made in downtown Los Angeles as early as the 1890s, the generally accepted advent of location filming in Southern California is the production of *The Count of Monte Cristo*, which was filmed in 1907 (likely in La Jolla) and released in 1908. Prior to that, however, the Biograph Film Company sent a cameraman to Los Angeles in June 1906 to film scenes for *A Daring Hold-Up in Southern California*, a recreation of an actual real-life robbery of passengers on a trolley car. The film, which was released in September 1906, featured scenes that had been staged in Alhambra that summer.<sup>244</sup> A second film, *The Woman Michael Married*, was staged in the area in 1919. The polo fields of the Midwick Country Club also played host to three motion pictures as the 1920s drew to a close: *Pleasure Craze* (1929), *Their Own Desire* (1929), and *The Social Lion* (1930). The most notable film staged at the country club, however, is likely *The Adventures of Robin Hood* (1938), which starred Errol Flynn, Olivia de Havilland, Basil Rathbone, and Claude Rains.

Although Alhambra had certainly gotten an early start in the film business, it wasn't until the opening of the Alhambra Airport that the City's future as a filming location really took flight. The 1930s saw the staging of such films as *Flying High* (1931), *13 Hours by Air* (1936), *Fugitive in the Sky* (1936), and *Danger Flight* (1939). The industry's demand for the airport as a filming location would continue well into the 1940s, as the advent of World War II motivated the production of more films that highlighted military themes and featured aviation as part of the plot.

### *Eligibility Standards*

#### **Property Types**

- Mixed Use Commercial Building
- Commercial Office
- Retail Store
- Bank
- Restaurant
- Theater
- Hotel/Motel
- Airport-related building or feature
- Recreational Facility
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1920-1940

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here for informational and documentation purposes only, and do not represent an evaluation of significance or eligibility for designation.

<sup>244</sup> See Andrew A. Erish, *Col. William N. Selig, the Man Who Invented Hollywood* (Austin, TX: University of Texas Press, 2012), 220; and "The Movies Move In: The Beginnings of a Major California Industry," *California History Nugget* IV, no. 1: 7-14, 12.

**Geographic Location** Commercial activity from the period was located along Main Street.

**Significance** Commercial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Commercial development patterns reflect the growth of the city over time, from early agriculture to storefronts along Main Street.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an excellent example of commercial development in the 1920s and 1930s, when the automobile revolutionized transportation, and thereby business, in Alhambra; or
- For an association with the Alhambra Airport.

A collection of commercial buildings that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development, and must be distinct from the surrounding areas. Historic districts may also include multiple property types; for example a historic district may include both commercial and institutional properties that date from the period of significance and reflect the character and reason for the district.

Commercial properties that are significant for their architectural merit are evaluated under a separate theme.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in commercial development from the period, or a facet of Alhambra's commercial development; and
  - Displays most of the character-defining features of the property type or style; and
  - Retain the essential aspects of historic integrity.



- Historic district:
  - Retains a significant concentration of contributors from the period of significance; and
  - Displays original planning features of the commercial enclave or corridor; and
  - Retains the essential aspects of historic integrity.

#### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>245</sup>
- May also be significant under the Architecture and Design context

#### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Replacement of storefronts is a common and acceptable alteration
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as the replacement of original storefronts, are acceptable, as long as the district as a whole continues to convey its significance.

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<sup>245</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

### Theme: Industrial Development, 1920-1940

Industrial development played a critical role in Alhambra's economic development in the years between the wars. As Robert Studer wrote, "Nothing in Alhambra's long history has been of any greater importance to the city than its industrial development."<sup>246</sup>

Industrial development lagged for some time in Alhambra, "due, in part at least, to a lack of initiative on the part of the community," wrote Studer. "The self-image of Alhambra as a bedroom of Los Angeles was a hard one to shake."<sup>247</sup> In 1923, however, a group of local businessmen organized Alhambra Industrial Syndicate to facilitate the purchase of 100 acres of land in the southwestern section of Alhambra and began the direct solicitation of industrial firms to establish operations in the area. This area was ideal for manufacturing purposes, with the Southern Pacific mainline to the south on Mission Road and the Pacific Electric freight lines to the north on Main Street; power, water, gas, and electricity were available, and several paved streets lined with telephone poles provided access to trucks to Los Angeles.<sup>248</sup>

The Alhambra Chamber of Commerce also launched a selling campaign resulting in many sites being sold to important industrial firms. Within a few years, Alhambra's industrial area was producing an estimated \$6 million worth of products and employing more than 2,000 workers, with a payroll totaling around \$2 million.<sup>249</sup> Industrial operations included firms in the manufacturing, engineering, electrical power and supply production, welding and machine work, steel pipe and tank production, and foundries, and others.<sup>250</sup> Among the firms to locate in the area were C.F. Braun & Co., A. L. Boyden Company, Southern California Edison Company, Southwest Welding and Machine Company, Haddon Automatic Sprinkler Company, Reliance Gas Regulator Company, American Liquid Meter Company, and the Winroth Pump Company.<sup>251</sup> Perhaps the most notable of these concerns was that of C.F. Braun, who relocated his eponymous petrochemical engineering company from San Francisco to Alhambra in 1921.<sup>252</sup> Braun constructed an impressive complex that included 22 buildings and spanned 36 acres at the northeast corner of South Fremont Avenue and Mission Road.

By 1938, industrial activity was sufficient to warrant the addition of a freight rail line, which originated from the Glendora, Sierra Madre, and Alhambra lines and served the Alhambra

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<sup>246</sup> Studer, 103.

<sup>247</sup> Studer, 103.

<sup>248</sup> Michael Anthony Orozco, *Alhambra*, with images from the Alhambra Historical Society, Images of America (Charleston, SC: Arcadia Publishing, 2012), 61.

<sup>249</sup> Studer, 122.

<sup>250</sup> Studer, 123.

<sup>251</sup> Studer, 122-123.

<sup>252</sup> Alhambra Preservation Group, "Focus On: Alhambra's 1920s Buildings," The Prose of Preservation, May 17, 2020, <https://proseofpreservation.org/2020/05/17/focus-on-alhambras-1920s-buildings/> (accessed January 2021).

and Shorb branch.<sup>253</sup> By 1940, with nearly 4,000 employees, the industrial firms in Alhambra were annually producing over \$8 million, ranking the area 14<sup>th</sup> in value of products in California.<sup>254</sup>

### *Eligibility Standards*

#### **Property Types**

- Infrastructure Improvements, including Water-related resources, Transportation and Shipping-related Facilities; Railroad Facilities or Features
- Manufacturing Facilities; including Daylight or Controlled-Conditions Factories and Warehouses
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1920-1940

#### **Geographic Location**

Located throughout Alhambra, largely in proximity to rail lines along Mission Road and Main Street

#### **Significance**

Industrial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Industrial development patterns reflect the growth of the city between World Wars I and II, including the selling campaign launched by the Alhambra Chamber of Commerce that drew a number of important industrial firms. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city. Merely dating from a specific period is typically not enough to qualify for designation.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As a good example of prewar industrial growth, including continued growth in light industrial and manufacturing uses to serve the growing population in the area; or

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<sup>253</sup> “Alhambra-San Gabriel Line.”

<sup>254</sup> Studer, 123.

- For an important association with significant infrastructure improvements, including advancements in railroad transportation.

A collection of industrial buildings that are linked geographically may be eligible as a historic district. Eligible districts may represent multiple related industrial properties, or they may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in industrial development from this period or facet of Alhambra's industrial history; or
  - Is associated with a significant industrial corporation with a headquarters in Alhambra; and
  - Displays most of the character-defining features of the property type; and
  - Retains the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors dating from the period of significance; and
  - Retains the essential aspects of historic integrity.

### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>255</sup>
- May also be significant under the Architecture and Design context

### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association

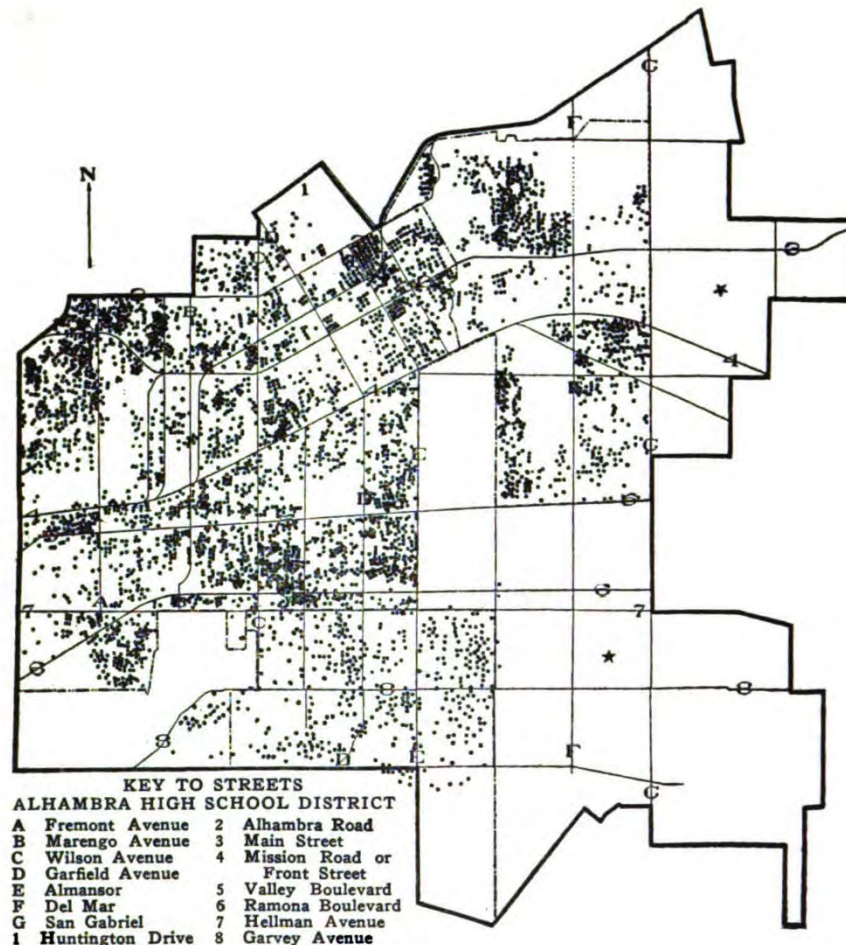
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<sup>255</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- Some historic materials or details may have been altered or removed
- Setting may have changed (surrounding buildings and land uses)
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings are acceptable, as long as the district as a whole continues to convey its significance.

### Theme: Residential Development, 1920-1940

Building permit valuations reached \$7,231,330 in 1923, a high that was not equaled until immediately after World War II.<sup>256</sup> A record number of tracts – 118 in total – were recorded between 1920 and 1940; over one hundred of those tracts were recorded in the 1920s. Subdivision activity peaked in 1923, when forty tracts were recorded.<sup>257</sup>



**MAP 4**

**LOCATION OF RESIDENCE BUILDING PERMITS, 1923-1927**

\*These areas are outside of the three municipalities and no permit records were available.

Location of residential building permits filed between 1923 and 1927, showing areas of growth in the City during the mid-1920s. From Osman and Hull's *Survey of the Alhambra Public Schools, 1928*.

<sup>256</sup> "Electronic Scrapbook of Alhambra History," City of Alhambra, archived from the original on October 20, 2013 at <https://web.archive.org/web/20131030084147/http://www.cityofalhambra.org:80/community/scrapbook.html> (accessed December 2020).

<sup>257</sup> For a complete list of tracts recorded by development period, refer to Appendix C.



Notable tracts recorded during this period included Emery Park, the Mayfair Tract, and the Orange Blossom Manor Tract. Emery Park, which was located west of Fremont Avenue and south of Main Street, comprised 500 acres of land that had once been part of Dolgeville and was later annexed to the City of Alhambra in 1908. The Mayfair Tract represented one of Alhambra's last major undeveloped parcels, comprising 63 acres bounded by San Marino Avenue on the north, Garfield Avenue on the east, Valley Boulevard on the south, and Sixth Street on the west. The Orange Blossom Manor Tract was subdivided from land once owned by Francis Q. Story, a pioneering Alhambra citrus farmer, who began dividing his acreage during the 1920s.<sup>258</sup>



Mayfair Tract, Alhambra, 1929. *Huntington Digital Library.*

Concentrations of residences dating from this period can be found in the present-day neighborhoods of Alhambra Park, East Ramona, East Ramona Park, East Shorb, Emery Park, Emery Park Hills, Ethel Park, Lindaraxa Park, Martha Baldwin, Mayfair Park, Midwick Park/Alhambra Hills, Olive Avenue, and West Ramona.

One of the most notable residences constructed during the 1920s was the Pyrenees Castle, which was commissioned by Sylvestre Dupuy. Dupuy, who had been raised in France, settled in the San Gabriel Valley with his family in 1910, where he dabbled in agriculture and ranching, as well as real estate development and oil. Enjoying the financial fruits of his labor, Dupuy commissioned architect John Walker Smart to design an expansive estate reminiscent

<sup>258</sup> Alhambra Preservation Group, "Focus On: Alhambra's 1920s Neighborhoods," *The Prose of Preservation*, September 27, 2020, <https://proseofpreservation.org/2020/09/27/focus-on-alhambras-1920s-neighborhoods/> (accessed January 2021).

of the chateaux Dupuy recalled from his childhood. The result was the Pyrenees Castle, which was completed in 1926. The estate gardens were elaborate that the landscaping was not yet complete when Dupuy died eleven years later in 1937.



*Sylvester Dupuy Residence. Security Pacific National Bank Collection, Los Angeles Public Library.*

Multi-family residential construction increased exponentially in the 1920s as new residents flocked to Southern California. This trend is apparent today throughout Alhambra's residential landscape; more extant examples remain of two-unit construction dating from the 1920s and 1930s than multi-family development from any other time period. However, the development of multi-family properties was still a largely individual enterprise, distinguished primarily by piecemeal construction in largely single-family neighborhoods. Duplexes and fourplexes were popular beginning in the 1910s and throughout the 1920s as they maintained the appearance of a single-family residence while accommodating two or four families.<sup>259</sup> These types of dwellings could be integrated into neighborhoods consisting of

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<sup>259</sup> "Garden Apartments of Los Angeles Historic Context Statement," prepared for the Los Angeles Conservancy by Architectural Resources Group, October 2012, [https://planning.lacity.org/odocument/44a35225-2c50-4d41-80b1-605cec58373e/GardenApartmentsOfLosAngeles\\_ContextStatement.pdf](https://planning.lacity.org/odocument/44a35225-2c50-4d41-80b1-605cec58373e/GardenApartmentsOfLosAngeles_ContextStatement.pdf) (accessed March 2022).

predominantly single-family residences without disrupting the overall scale and architectural vocabulary of the area.<sup>260</sup>

Although two units remained the prevailing scale constructed in Alhambra, greater numbers of every type were constructed, and higher-density designs were becoming increasingly popular. The bungalow court, which had emerged in Pasadena in around 1908 and quickly spread throughout Southern California, was the first multi-family property type to integrate common garden or courtyard space into the site plan.<sup>261</sup> The bungalow court was a particularly popular choice because it reflected a more domestic setting than was offered by the typical apartment house, but at a more affordable rent than most single-family homes.<sup>262</sup>

While the bungalow court reflected the earliest attempt at a compromise between privacy and density, the pressing demand for more housing made it necessary to develop a higher-density residential alternative.<sup>263</sup> Courtyard apartments were the natural successor to the bungalow court, and allowed for increased density by introducing multi-story massing, which could more than double the number of units that could be accommodated on the same lot. By the late 1930s, courtyard apartments began to give way to garden apartments, which applied the same planning principles to larger “superblocks” that were composed of multiple parcels.

### ***Redlining Practices in Alhambra***

In order to assess mortgage security risks for individual properties within the City of Alhambra, the City was mapped in 1939 as part of the County of Los Angeles.<sup>264</sup> (A copy of the map is included in the following Figure 2. At the time, each area of the City was assigned one of four colors:

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<sup>260</sup> “Garden Apartments of Los Angeles Historic Context Statement.”

<sup>261</sup> “Garden Apartments of Los Angeles Historic Context Statement.”

<sup>262</sup> SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1910-1980,” prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, December 2018, [https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment\\_1910-1980.pdf](https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf) (accessed March 2022).

<sup>263</sup> SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1910-1980.”

<sup>264</sup> “Los Angeles, CA,” Mapping Inequality: Redlining in New Deal America.” Refer to descriptions for Areas A46, B77, B78, B89, C39, C97, C98, and D39. Note that the area description for Area C98 is not available online.

**A. “Newer, Most Desired” (color-code Green); sometimes noted as “First Grade”**

HOLC described A areas as “‘hot spots’...where good mortgage lenders with available funds are willing to make their maximum loans... – perhaps up to 75-80% of appraisal.”

**A. “Older, Still Desirable” (color-code Blue); sometimes noted as “Second Grade”**

HOLC described B areas as “still good” but not as “hot” as A areas. “They are neighborhoods where good mortgage lenders will have a tendency to hold commitments 10-15% under the limits,” or around 65% of appraisal.

**B. “In Decline” (color-code Yellow); sometimes noted as “Third Grade”**

HOLC described C areas as “characterized by obsolescence [and] infiltration of lower grade population.” Good mortgage lenders are more conservative in Third grade or C areas and hold commitments under the lending ratio for the A and B areas.

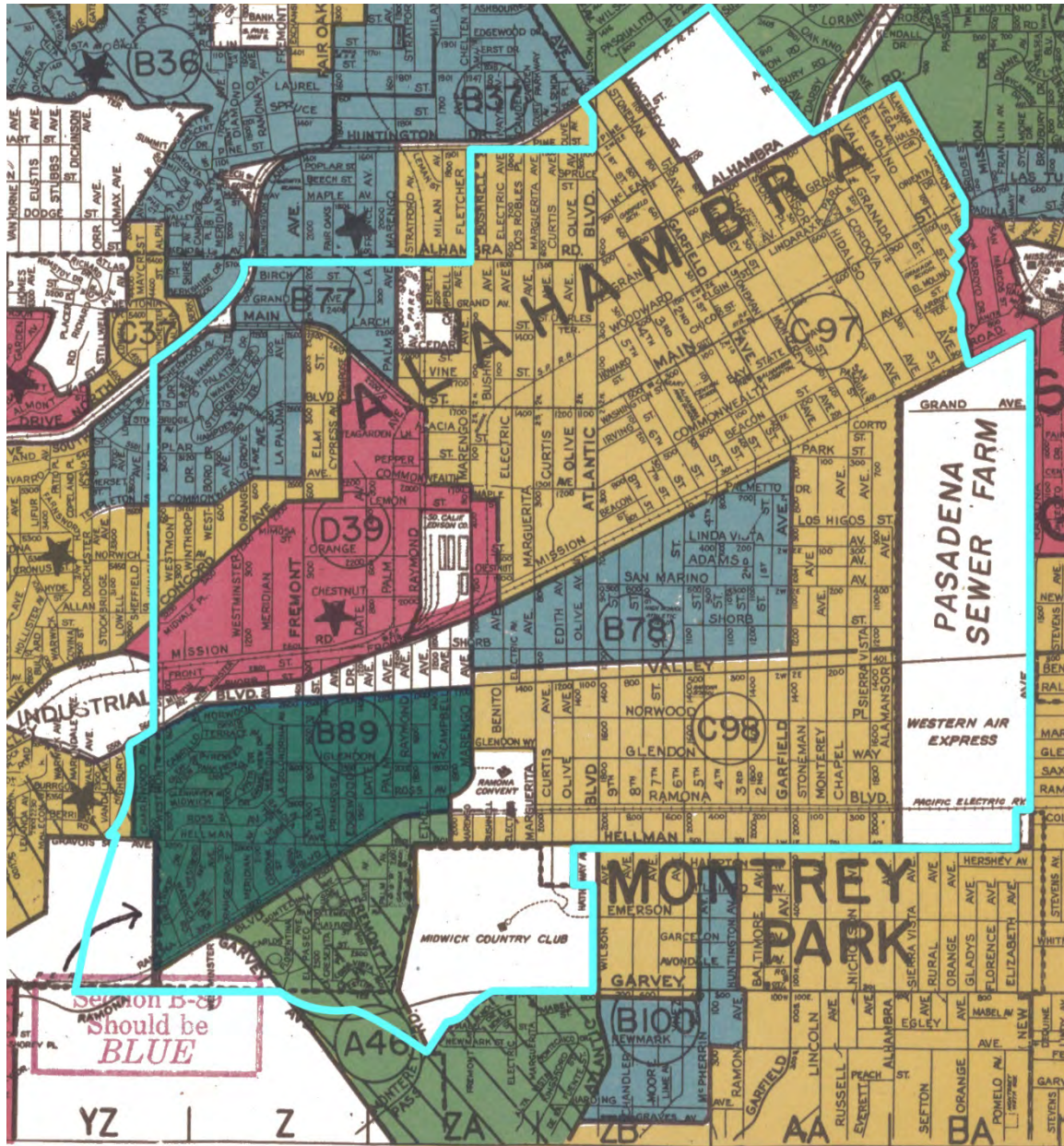
**C. “Hazardous” (color-code Red); sometimes noted as “Fourth Grade”**

HOLC described D areas as “characterized by detrimental influences in a pronounced degree, under desirable population or an infiltration of it.” The recommended lenders “refuse to make loans in these areas [or] only on a conservative basis.

The majority of the land inside the City boundaries was divided into eight areas, which were recorded on Area Description Forms A46, B77, B78, B89, C39, C97, C98, and D39.



Figure 2: Redline Map of Alhambra



Detail, Los Angeles and Vicinity Residential Security Map, 1939. A line marking the approximate city boundary in blue has been added for clarity. *Mapping Inequality: Redlining in New Deal America*.

## *Eligibility Standards*

### **Property Types**

- Single-family Residence
- Multi-family Residence
  - Apartment House
  - Duplex/Fourplex
  - Bungalow Court
  - One-story Court
  - Courtyard Apartment
  - Garden Apartment

### **Criteria**

National Register: A

California Register: 1

### **Period of Significance**

1920-1940

### **Significance**

Individual residential properties that are eligible under this criterion may be significant for one of the reasons listed below. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.

Individual properties that are eligible under this theme may be significant:

- As the site of an important event in history; or
- For exemplifying an important trend or pattern of development (in general, properties significant for this reason will primarily be eligible as contributors to historic districts).

Residences that are significant for their architectural merit are evaluated under a separate theme.

### **Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents an important pattern or trend in residential development from the period, or a facet of Alhambra residential development; or
- Displays most of the character-defining features of the property type or style; and



- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>265</sup>
- May be significant for a specific association with an industry in Alhambra

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may be altered or removed if the property retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation
- Landscape and hardscape features may also be contributing features to eligible multi-family residential properties.

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<sup>265</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Historic District</li> <li>• Tract Feature/Amenity (including street trees or other significant landscape features, streetlights)</li> </ul>		
<b>Criteria</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">National Register: A</td> <td style="width: 50%;">California Register: 1</td> </tr> </table>	National Register: A	California Register: 1
National Register: A	California Register: 1		
<b>Period of Significance</b>	1920-1940		
<b>Significance</b>	<p>A collection of residences that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may also be significant for architectural merit under Criterion C/3.<sup>266</sup> District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality; and distinct from the surrounding area. Tract features, including streetlights, landscaping, parkland, and other amenities may contribute to the significance of the district.</p> <p>Historic districts that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For a specific association with an ethnic, social, or cultural group; or</li> <li>• As a representative concentration or enclave of residential development from this period in Alhambra’s history.</li> </ul> <p>Residential districts that are significant for their architectural merit are evaluated under a separate theme.</p>		

**Registration Requirements:**

- Retains a significant concentration of contributors dating from the period of significance; and
- Reflects planning and design principles from the period; and
- Displays most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- Retains the essential aspects of historic integrity.

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<sup>266</sup> Eligibility criteria are listed in the standard format National Register/California Register.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>267</sup>

**Integrity Considerations:**

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable. However, major alterations to individual residences, such as substantial additions that are visible from the public right-of-way or alter the original roofline, and loss of significant fabric (e.g., replacement of windows, doors, and wall cladding in a single residence) would not be acceptable and the building would be considered a non-contributor to the district.
  - Original tract features may also be contributing features to a historic district under this theme.

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<sup>267</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

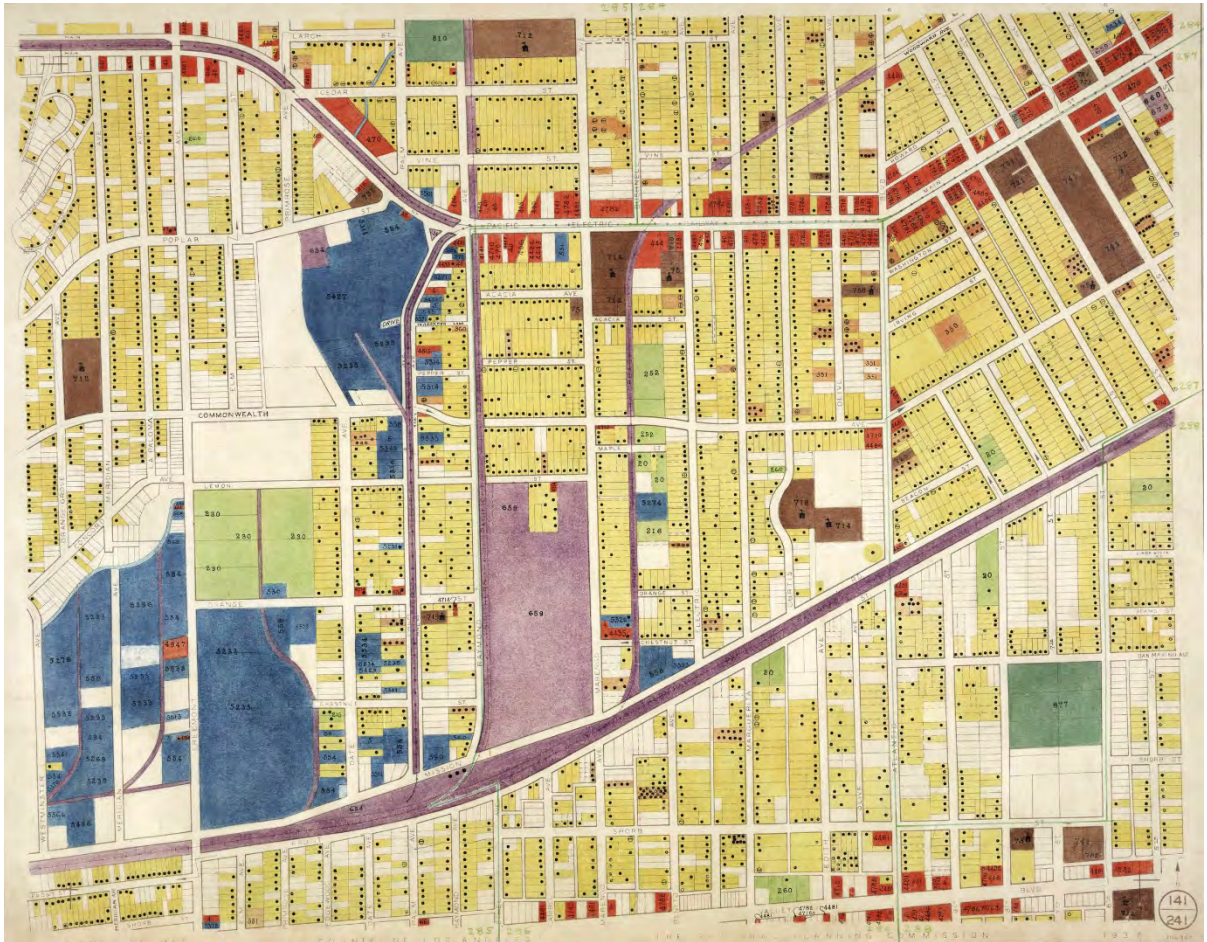
<b>Criteria</b>	National Register: B	California Register: 2
<b>Period of Significance</b>	1920-1940	
<b>Significance</b>	<p>Individual properties may be significant for an association with a significant person. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. According to National Park Service guidance, a property is not eligible if its only justification is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within a profession or group. For properties associated with groups, it is necessary to identify specific individuals and to explain their specific accomplishments. The individual(s) associated with the property must have made some specific important contribution to history.</p> <p>Properties eligible under this criterion may be associated with:</p> <ul style="list-style-type: none"> <li>• People who played a significant role in the early 20<sup>th</sup> century development of the area; or</li> <li>• People who made significant contributions to a demonstrably important profession; or</li> <li>• Members of a particular social, cultural, or ethnic group who made a demonstrably significant contribution to local, state, or national history.</li> </ul>	

#### **Registration Requirements:**

- Has a proven association with the productive period of a person important to local, state, or national history; and
- Displays most of the character-defining features of the property type or style from the period of significance (i.e., the period when it was associated with the important person); and
- Retains the essential aspects of historic integrity.

#### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association.
  - General rule: property must be recognizable to contemporaries of the person with which it is associated.



Land use map showing part of Alhambra, 1936/1937. Sheet 12 of Book 14, County Surveyor Coordinates 141/241. *Huntington Library.*

## IX. ALHAMBRA DURING WORLD WAR II (1941-1945)

Japan's attack on the American naval fleet stationed at Pearl Harbor in Honolulu, Hawaii on December 7, 1941, marked the United States' entrance into World War II. Alhambra's population increased during this period, as "people from all over the United States moved to Southern California to find employment in the arms industry."<sup>268</sup>

Unlike World War I, which – having been conducted on foreign shores – had had little impact on daily life in America, this time the war prompted a marked change in both the daily life and development of Alhambra. The City of Alhambra was now considered to be a combat zone, and for the first time a U.S. Army unit was stationed in the city. The Headquarters Battery 78th Regiment Anti-Aircraft Artillery was housed in a large building located at the corner of Sixth and Main Streets, and a restaurant across the street, the Little Dutch Garden, was converted into a mess hall.<sup>269</sup> A Victory House was also constructed next to the old City Hall at Second and Main Streets for the sale of war bonds and savings stamps.<sup>270</sup> And, with wartime gasoline rationing in full effect, the Alhambra Chamber of Commerce launched the Hi Neighbor parade as an attempt to encourage residents to conserve gasoline and keep commerce local.<sup>271</sup> The luncheon, which was open to both residents and local merchants, became a tradition that continued for over thirty years.

### POPULATION, IMMIGRATION, AND EXCLUSIONARY POLICIES DURING WORLD WAR II

Two principal policies influenced population and immigration during this brief period: Executive Order 9066 and the Magnuson Act. The most significant by far was Executive Order 9066, which called for the removal of Japanese from the West Coast.

#### Executive Order 9066

Envy over economic success combined with distrust over cultural separateness and long-standing anti-Asian racism turned into disaster when Japan attacked Pearl Harbor on December 7, 1941.<sup>272</sup> Lobbyists from western states, many representing competing economic interests or nativist groups, pressured Congress and the President to remove persons of Japanese descent from the west coast, both *Issei*, or foreign-born first-generation Japanese; as well as *Nisei*, or American-born second-generation Japanese who had become American citizens. During Congressional committee hearings, Department of Justice representatives raised constitutional and ethical objections to the proposal, so the U.S. Army

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<sup>268</sup> Orozco, 8.

<sup>269</sup> Studer, 113.

<sup>270</sup> Risher, 79.

<sup>271</sup> Risher, 84-85.

<sup>272</sup> The following discussion has been excerpted and adapted from "Executive Order 9066: Resulting in the Relocation of Japanese (1942)," <https://www.ourdocuments.gov/doc.php?flash=false&doc=74> (accessed November 2021).



carried out the task instead. The West Coast was divided into military zones, and on February 19, 1942, President Franklin D. Roosevelt issued Executive Order 9066 authorizing exclusion. Congress then implemented the order on March 21, 1942, by passing Public Law 503.

After encouraging voluntary evacuation of the areas, the Western Defense Command began involuntary removal and detention of West Coast residents of Japanese ancestry. In the next six months, approximately 122,000 men, women, and children were moved to assembly centers. They were then evacuated to and confined in isolated, fenced, and guarded relocation centers, known as internment camps. The 10 relocation sites were in remote areas in six western states and Arkansas: Heart Mountain in Wyoming, Tule Lake and Manzanar in California, Topaz in Utah, Poston and Gila River in Arizona, Granada in Colorado, Minidoka in Idaho, and Jerome and Rowher in Arkansas.

Nearly 70,000 of the evacuees were American citizens. The government made no charges against them, nor could they appeal their incarceration. All lost personal liberties; most lost homes and property as well. Although several Japanese Americans challenged the government's actions in court cases, the Supreme Court upheld their legality. *Nisei* were nevertheless encouraged to serve in the armed forces, and some were also drafted. Altogether, more than 30,000 Japanese Americans served with distinction during World War II in segregated units.

### **Magnuson Act**

In 1943, Congress passed the Magnuson Act, a measure to repeal the discriminatory exclusion laws against Chinese immigrants and to establish an immigration quota for China of around 105 visas per year.<sup>273</sup> As such, the Chinese were both the first to be excluded in the beginning of the era of immigration restriction and the first Asians to gain entry to the United States in the era of liberalization. The repeal of this act was a decision almost wholly grounded in the exigencies of World War II, as Japanese propaganda made repeated reference to Chinese exclusion from the United States in order to weaken the ties between the United States and its ally, the Republic of China. The fact that in addition to general measures preventing Asian immigration, the Chinese were subject to their own, unique prohibition had long been a source of contention in Sino-American relations. There was little opposition to the repeal, because the United States already had in place a number of measures to ensure that, even without the Chinese Exclusion Laws explicitly forbidding Chinese immigration, Chinese still could not enter. The Immigration Act of 1924 had stated that aliens ineligible for U.S. citizenship were not permitted to enter the United States, and this included the Chinese.

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<sup>273</sup> The following discussion has been excerpted and adapted from U.S. Department of State, Office of the Historian, "Repeal of the Chinese Exclusion Act, 1943," <https://history.state.gov/milestones/1937-1945/chinese-exclusion-act-repeal> (accessed November 2021).

In light of the overall immigration to the United States, at first glance the new quota seemed insignificant. Yet, those concerned about an onslaught of Chinese (or Asian) immigration and its potential impact on American society and racial composition believed that even this small quota represented an opening wedge through which potentially thousands of Chinese could enter the United States. Because migration within the Western Hemisphere was not regulated by the quota system, it seemed possible that Chinese residents in Central and South America would re-migrate to the United States. Moreover, if the Chinese of Hong Kong were to apply under the vast, largely unused British quota, thousands could enter each year on top of the number of available Chinese visas.

Fears about the economic, social, and racial effect of a “floodtide” of Chinese immigrants led to a compromise bill – fears that mirrored the xenophobic arguments that had led to Chinese Exclusion in the first place, some sixty years previously. Under this bill, there would be a quota on Chinese immigration, but, unlike European quotas based on country of citizenship, the Chinese quota would be based on ethnicity. Chinese immigrating to the United States from anywhere in the world would be counted against the Chinese quota, even if they had never been to China or had never held Chinese nationality. Creating this special, ethnic quota for the Chinese was a way for the United States to combat Japanese propaganda by proclaiming that Chinese were welcome, but at the same time, to ensure that only a limited number of Chinese actually entered the country.

President Franklin D. Roosevelt threw the weight of his office behind the compromise measure, connecting the importance of the measure to American wartime goals. In a letter to Congress, Roosevelt wrote that passing the bill was vital to correcting the “historic mistake” of Chinese exclusion, and he emphasized that the legislation was “important in the cause of winning the war and of establishing a secure peace.”<sup>274</sup>

### **Continued Redlining Practices**

By 1940, eighty (80) percent of properties in Los Angeles included racial restrictive covenants in their deeds.<sup>275</sup> These restrictive covenants, coupled with HOLC redlining, reinforced de-facto racial segregation and undermine efforts by minority homeowners to obtain funding for improving their homes and, by extension, their neighborhoods.

In 1948, the U.S. Supreme Court, in *Shelley v. Kraemer*, ruled that racial restrictive covenants were unconstitutional under the Fourteenth Amendment and, therefore, legally unenforceable. It took much longer, however, to outlaw redlining, which would not become illegal for another twenty years.<sup>276</sup>

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<sup>274</sup> U.S. Department of State, Office of the Historian, “Repeal of the Chinese Exclusion Act, 1943.”

<sup>275</sup> The following discussion has been excerpted and adapted from “Redlining in Los Angeles County.”

<sup>276</sup> “Redlining in Los Angeles County.”

## WARTIME GROWTH IN ALHAMBRA, 1941-1945

### Transportation and Modernization

Beginning in 1940, the Pacific Electric Railway inaugurated a Modernization Program that proposed a number of changes to existing rail lines. As part of this program, Pacific Electric asked the Public Utilities Commission for permission to abandon the Alhambra Line “Red Cars” and replace passenger service with buses. The final run was made on November 30, 1941.

Alhambra was first of the major interurbans to “go bus,” only one week before Pearl Harbor, although a number of interurban lines would eventually be replaced in a similar fashion.<sup>277</sup> Existing trackage was retained for freight service between Sierra Vista and West Alhambra throughout the war, but later abandoned in 1951.<sup>278</sup>

### Annexations

Beginning in the 1940s, the City of Alhambra began to annex additional land to expand its boundaries for the first time in fifteen years. These annexations comprised land in the eastern and southern portions of present-day Alhambra and primarily represented areas that would be subdivided for further residential development in the years following World War II, largely on the former sites of the Midwick Country Club and the Alhambra Airport.

During World War II, the Alhambra Airport became an official shipping point for Lockheed’s military airplanes, including large numbers of P-38 Lightning fighters.<sup>279</sup> In 1945, the airport was purchased by the Harlow Aircraft Company, which used the site to manufacture small aircraft until the business failed a year later; the property was subsequently sold for residential development. The land comprising the airport was annexed in 1944 as part of the T. W. A. Airport annexation.

The Midwick Country Club had been experiencing financial difficulties for some time before World War II. As Former SCGA Amateur and California Amateur champion Charles Seaver remembers recalled, “The reason it died wasn't really the Depression. Instead, it was that the club stopped reaching out for new members and eventually the membership just started dying off until it was too late.”<sup>280</sup> After defaulting on its bonds, the club was sold at public auction in 1941 to Alhambra “Banana King” Dominic Jebbia, for \$178,000.<sup>281</sup> Lease negotiations with the City of Alhambra to operate the property as a public park fell through, and for a time it continued operate as a private club known as the Southern California Golf

<sup>277</sup> “Rail Service Abolished on Northern District,” *Timepoints* 3, no. 4 (October 1951).

<sup>278</sup> “Alhambra-San Gabriel Line.”

<sup>279</sup> “Alhambra Airport/Western Air College Airport, Alhambra, CA,” Abandoned & Little-Known Airfields, revised June 17, 2020, [http://www.airfields-freeman.com/CA/Airfields\\_CA\\_LA\\_E.htm#alhambra](http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm#alhambra) (accessed January 2021).

<sup>280</sup> “SCGA History, Part 2: 1920-1939,” Southern California Golf Association, <https://www.scga.org/about/scga-history/part-2#ch1> (accessed March 2021).

<sup>281</sup> Studer, 108.

Club. Then, in 1944, a fire swept the property, destroying the iconic clubhouse. The property continued to operate as a public course for several years until it was subdivided for residential development. The land comprising the Midwick Country Club was acquired through multiple annexations, one of the earliest being the Midwick Addition No. 2 in 1941.

Smaller annexations, such as the Pasadena Annex No. 1, the Ramona Boulevard annexation, and the Hellman Avenue annexation, consisted of much smaller portions of land, but served equally important purposes. The Pasadena Annex No. 1 represented land offered to the City of Alhambra by the City of Pasadena in an effort to prevent the City of San Gabriel – which had been negotiating with residents to the south to form an annexation district – from annexing the entire Crown City Ranch property and assuming control of the Tri-City Sewer Farm.<sup>282</sup>

**Table 8: Annexations, 1941-1945**

Effective Date	Annexation Name
11/28/1941	Midwick Addition No. 2
11/30/1944	Pasadena Annex No. 1
12/18/1944	Mark Keppel
12/21/1944	T. W. A. Airport
4/23/1945	Ramona Boulevard
4/23/1945	Hellman Avenue

### **DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1941-1945**

Extant resources dating to this period are located throughout the City. Single-family properties in the City of Alhambra constructed between 1941 and 1945 are relatively rare, and were largely constructed in the three tracts subdivided during the period. These tracts were spread across the City, but only numbered 77 parcels in total. Residences from this period represent modest one-story vernacular residences as well as examples of prominent architectural styles of the period, including Minimal Traditional and Ranch. Commercial activity from the period continued to expand along Main Street and began to populate Mission Road and Valley Boulevard as well.

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<sup>282</sup> “Land Offered to Alhambra,” *Pasadena Star-News*, August 24, 1944.

**Theme: Civic and Institutional Development, 1941-1945**

Many of the clubs and social organizations formed during this period were dedicated to the wartime effort, or to the support of soldiers and families affected by the war, including the Alhambra U.S.O. (dedicated 1942), the American Women's Voluntary Service, the Navy Mother's Club (1942), and the Blue Star Mothers (1943).

The Red Cross prevailed as the most influential and important organization of the period, due in large part to the support services they provided for the war effort, which included first aid classes held "were in almost continuous session."<sup>283</sup> With so many additional demands for services, a new Red Cross chapter house was constructed on Bushnell Avenue in April 1942 - the Red Cross's one-third interest in the police department's two-way radio communication system was surrendered in payment for the land.<sup>284</sup> A garage was built to house a new donated ambulance, and in 1944 an addition was added by moving a building from Camp Santa Anita.<sup>285</sup>

A U.S.O. club was also opened in 1942 on the ground floor of the Andres Building at Main Street and Atlantic Boulevard. Building owner Frank Andres donated the space rent-free, and a canteen was opened with free service for men in uniform.

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<sup>283</sup> Studer, 112.

<sup>284</sup> Studer, 202.

<sup>285</sup> Studer, 203.

### **Theme: Commercial Development, 1941-1945**

As Alhambra was already an established center of industry, economic activity exploded in the City as nearby factories were converted for war use and new residents relocated to the area to work in the defense industry. By 1941, retail trade had jumped to \$15 million and the city's industrial output was estimated at \$25,380,000; the retail area had expanded to cover almost 35 blocks of retail stores and shops, and the city's jobbing territory served more than 150,000 persons.<sup>286</sup> However, despite the increased economic activity, commercial *construction* during this period was limited as building materials were diverted to the defense industry to assist with the war effort.

As retail boomed, a number of new shops and restaurants opened in Alhambra during the war years. Included among them are some of the city's most beloved establishments, including Fosselman's Ice Cream, which opened an ice cream parlor at 1824 West Main Street in 1941. Bun 'n Burger also opened that same year at 1000 East Main Street in a building designed by architect Walter Zick, and remains in operation today. The eighteenth and final location of the Chili Bowl restaurant chain also opened in Alhambra in 1941 at 501 West Valley Boulevard; the building is now home to the Kim Chuy Restaurant. However, the building continues to retain its distinctive chili bowl-shaped form.

Retail operations included the beloved Pedrini's Music Store, which opened on Main Street around 1941 and remained in operation for nearly sixty years until the building was subdivided in 2001.

#### ***Location Filming in Alhambra***

War, along with its many horrors, had been the subject of films since the dawn of the industry. However, the 1940s represented the first time that Hollywood's depictions of war – complete with sound and all the effects it allowed – would play alongside an *actual* war in real time, rather than merely depicting a historical battle. This unique circumstance presented filmmakers with an opportunity to harness the power and reach of the medium to communicate patriotic, pro-American messages to the general public.

By this time, motion pictures were firmly established as the prevailing form of popular entertainment in America. However, the function of films during this period extended far beyond merely serving as vehicles for entertainment. Their distribution played a critical role in communicating certain ideas and values to a widespread audience. This quality was one that filmmakers hoped to harness during the years of World War II, when motion pictures had the power to promote the country's wartime policy interests. To that end, films released during this period emphasized themes of patriotism, personal sacrifice, and a larger national identity.

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<sup>286</sup> Studer, 123.



As a result, filming activity in Alhambra peaked during this comparatively short period as filmmakers sought to capitalize on the City's picture-perfect airport, which proved to be the perfect setting for a growing number of films featuring aviation, military, and combat themes. Films staged in Alhambra during this period include *Flying Wild* (1941); *They Met in Bombay* (1941), with Clark Gable, Rosalind Russell, and Peter Lorre; *International Squadron* (1941), with Ronald Reagan; *Flying Blind* (1941); *They Died With Their Boots On* (1941), with Errol Flynn and Olivia de Havilland; and *Flight Lieutenant* (1942).

Although the Alhambra Airport was the star of the show for filming activities during this period, the Midwick Country Club also made a cameo in *National Velvet* (1944), which starred a then-twelve-year-old Elizabeth Taylor.

**Theme: Industrial Development, 1941-1945**

Industrial growth in the City exploded during World War II as “great airplane factories and shipyards increased their turnout of war material and hundreds of small plants sprang up to manufacture the various articles of battle.”<sup>287</sup> Many facilities were converted for wartime production. According to Robert Studer, “The city’s industrial...growth was going at full speed by 1942 with war contracts and defense spending.”<sup>288</sup> The Standard Felt Corporation was one such factory operating at maximum capacity producing felts for aircraft, tanks, and rockets.<sup>289</sup>

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<sup>287</sup> Studer, 112.

<sup>288</sup> Studer, 123.

<sup>289</sup> Risher, 31.

**Theme: Residential Development, 1941-1945**

Residential construction flourished as Alhambra entered the 1940s, but after the bombing of Pearl Harbor development essentially ground to a halt. The disparity between the number of extant parcels constructed in 1941 and 1942 reflects the cessation of nearly all non-essential construction during World War II so that critical building materials could be diverted to the war effort. However, three modest residential subdivisions were recorded during this period, placing a total of 77 additional residential parcels on the market, and assessor tax records suggest that individual residential lots were improved during this period, though no large-scale development efforts took place.<sup>290</sup>

Tract No. 12774 consisted of 45 lots flanking Story Place between Cynthia Street to the north and Alhambra Road to the south, while Tract No. 12074 consisted of ten lots on the west side of Eighth Street, just south of Front Street. Tract No. 11536 represented the subdivision of a portion of the original extent of the estate associated with the “Pyrenees Castle” residence built by Sylvestre Dupuy in 1926. Dupuy subsequently died in 1937; his family continued to reside at the estate for another ten years, subdividing the northern portion of the property that fronted Valley Boulevard into twenty-two residential lots. The main residence was sold the following year to real estate developer and race car enthusiast E. T. Bondurant.

Although the single-family residence remained the prevailing type of housing constructed during this period, albeit in a more limited capacity, some multi-family properties were developed during the war. Alhambra residents continued to embrace duplexes and accessory residential units, with “two-unit” properties representing the primary scale developed during this period.

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<sup>290</sup> For a complete list of tracts recorded by development period, refer to Appendix C.

*Eligibility Standards*

<b>Criteria</b>	National Register: A	California Register: 1
<b>Period of Significance</b>	1941-1945	
<b>Significance</b>	<p>There was not much widespread development in the City of Alhambra during World War II.</p> <p>Individual properties or historic districts that are eligible under this context may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For a specific association with an ethnic, social, or cultural group; or</li> <li>• As an example of development specifically related to World War II.</li> </ul> <p>Properties that are significant for their architectural merit are evaluated under a separate theme.</p>	

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents important development from the period; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>291</sup>
- May be associated with the war effort
- May also be significant under the Architecture and Design context

**Integrity Considerations:**


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<sup>291</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Signage may have changed



Midwick Hill Country Club 1932 Midwick Tract 1953 Spence Air Photo from Westways 1953 #2



Photo comparison showing the subdivision of Midwick Country Club, one of the largest development projects that defined the postwar era. *Midwick Tract Development Project website.*



## X. POSTWAR GROWTH AND PROSPERITY (1946-1967)

Along with many communities throughout California, the City of Alhambra experienced tremendous growth in the years following World War II as returning GIs sought homes for their young families and defense workers who had relocated to the area for the duration of the war opted to stay. The resultant physical development and demand for housing and services transformed the landscape of Alhambra with higher-density development in every sector.

In 1964, the City of Alhambra engaged the noted planner and architect Victor Gruen to develop a master plan of the City's projected growth over a twenty-year period.<sup>292</sup> By that time the City was already considering options for redevelopment; at the time it was noted that the plan could “pave the way for Alhambra to further consider the necessity of an urban renewal project,” noting that “compiling a projected plan of the city is mandatory before urban renewal could be instituted.”<sup>293</sup> In 1965, the City adopted its first General Plan.

### POPULATION, IMMIGRATION, AND CIVIL RIGHTS POLICIES OF THE EARLY POSTWAR ERA

For many years after the war, various individuals and groups sought compensation for Japanese who had been incarcerated during World War II.<sup>294</sup> The speed of the evacuation had forced many homeowners and businessmen to sell out quickly; total property loss is estimated at \$1.3 billion, and net income loss at \$2.7 billion (calculated in 1983 dollars based on the Commission investigation below). The Japanese American Evacuation Claims Act of 1948, with amendments in 1951 and 1965, provided token payments for some property losses.

The repeal of Chinese exclusion during World War II paved the way for measures in 1946 to admit Filipino and Asian-Indian immigrants.<sup>295</sup> The exclusion of both of these groups had long damaged U.S. relations with the Philippines and India. Eventually, Asian exclusion ended with the 1952 Immigration Act, although that Act followed the pattern of the Chinese quota and assigned racial, not national, quotas to all Asian immigrants. This system did not

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<sup>292</sup> “Planning Survey, Pay Raises to Be Discussed,” *Los Angeles Times*, May 13, 1964.

<sup>293</sup> “Planning Survey, Pay Raises to Be Discussed,” *Los Angeles Times*, May 13, 1964.

<sup>294</sup> The following discussion has been excerpted and adapted from “Executive Order 9066: Resulting in the Relocation of Japanese (1942),” <https://www.ourdocuments.gov/doc.php?flash=false&doc=74> (accessed November 2021). More serious efforts to make amends took place in the early 1980s, when the congressionally established Commission on Wartime Relocation and Internment of Civilians held investigations and made recommendations. As a result, several bills were introduced in Congress from 1984 until 1988, when Public Law 100-383, which acknowledged the injustice of the internment, apologized for it, and provided for restitution, was passed.

<sup>295</sup> The following discussion has been excerpted and adapted from U.S. Department of State, Office of the Historian, “Repeal of the Chinese Exclusion Act, 1943,” <https://history.state.gov/milestones/1937-1945/chinese-exclusion-act-repeal> (accessed November 2021).

end until Congress did away with the National Origins quota system altogether in the Immigration Act of 1965.

The decades following the massive suburbanization after World War II led to demographic shifts in Southern California communities. During this era the demographics of Alhambra and the larger San Gabriel Valley began to evolve away from a predominantly Anglo population to a diverse community. In the 1950s, Italian Americans settled in Alhambra's pre-war bungalows. In the following decade, the Latino population in Alhambra increased in number.<sup>296</sup>

The Civil Rights Movement emerged in the mid-1950s, arising out of African Americans' desire to abolish institutional racism, racial segregation, and disenfranchisement in the United States. The movement was characterized by the principles of nonviolent resistance and civil disobedience, although protestors employing nonviolent methods nevertheless frequently encountered violent opposition. Although the Civil Rights Movement found its ideological roots amidst the Reconstruction Era in the years following the Civil War, it founds its real footing in the 1960s through a series of landmark legislative victories. The Civil Rights Act of 1957 represented the first civil rights legislation to be adopted by Congress since the Civil War and called for the establishment of the United States Commission on Civil Rights. Subsequent Civil Rights Acts passed in 1960 and 1964 strengthened voter protections; outlawed discrimination based on race, color, religion, sex, and national origin; and prohibited racial segregation in schools. The Voting Rights Act of 1965 enforced the voting rights granted by the Fourteenth and Fifteenth Amendments and prohibited discriminatory voting practices.

Other legislation aimed to eliminate discriminatory practices in other arenas. The 1965 Immigration and Nationality Act ended discriminatory quotas favoring Europeans over Chinese and other non-European immigrants, which allowed a diverse population of Chinese to immigrate to the United States, with many settling in the San Gabriel Valley.<sup>297</sup> In the decades following, Alhambra, along with many other San Gabriel Valley communities, developed into an ethnoburb. Geographer Wei Li describes ethnoburbs as “suburban ethnic clusters of residential and business districts within large metropolitan areas. They are multiracial/multiethnic, multicultural, multilingual, and often multinational communities in

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<sup>296</sup> Denise Lawrence- Zúñiga, “Bungalows and Mansions: White Suburbs, Immigrant Aspirations, and Aesthetic Governmentality,” *Anthropological Quarterly* 87, no. 3 (Summer 2014): 819-854, <https://www.jstor.org/stable/43653031> (accessed November 2021), 821.

<sup>297</sup> Amy Luu, “The Chinese American Experience in the San Gabriel Valley,” Chinese American Museum, Summer 1999, archived from the original on January 12, 2008 at <https://web.archive.org/web/20080112153600/http://www.camla.org/history/sangabri.htm> (accessed January 2021).

which one ethnic group has significant concentration but does not necessarily comprise the majority.”<sup>298</sup>

**Table 9: Population in Alhambra by Decade, 1946-1967**<sup>299</sup>

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1950	51,129	(10)	116	(27)		(48)	114	51,359
1960	54,483	31	89	56	26	107	15	54,807

**Table 10: Rate of Population Growth in Alhambra by Decade, 1946-1967**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1950	31.99%	42.88%	46.84%	170.00%	—	-23.81%	-4.20%	31.91%
1960	6.56%	210.00%	-23.28%	107.41%	—	122.92%	-86.84%	6.71%

## POST-WORLD WAR II GROWTH IN ALHAMBRA, 1946-1967

### Annexations

In the years following the war, the City of Alhambra continued a program of annexation to acquire and subdivide land for further residential development in the eastern and southern regions of the present-day City. Of the sixteen annexations recorded during this period, eight comprised land formerly part of the Midwick Country Club. The remaining eight annexations included land located largely in the area bounded by Mission Road to the north, South New Avenue to the east, Valley Boulevard to the south, and South Almansor Street to the west.

<sup>298</sup> Denise Lawrence-Zuniga, “Bungalows and Mansions,” 830.

<sup>299</sup> Numbers in parentheses represent breakdowns of some races included in the “Other Races” category.

**Table 11: Annexations, 1946-1967**

Effective Date	Annexation Name
5/12/1947	Midwick Country Club No. 1
5/12/1947	Pasadena Annex No. 2
5/26/1947	Midwick Country Club No. 2
12/20/1947	Pasadena Annex No. 3
1/15/1948	Hellman Midwick
1/15/1948	Pasadena Annex No. 4
8/10/1948	Pasadena Annex No. 5
8/30/1948	Midwick Country Club No. 3
5/13/1949	Granada Park Annex
9/10/1949	Midwick Country Club No. 4
11/18/1950	Midwick Country Club No. 5
2/7/ 1951	Pasadena Annex No. 6
10/13/1953	San Gabriel Annex No. 1
5/31/1955	L.A. Co. Annex No. 1 (1955)
10/18/1957	L. A. Co. Annex No. 2
1/27/1964	Alhambra Hills C. R. 01-27-64

**DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1946-1967**

Extant resources dating to this period are located throughout the city. Single-family properties in the City of Alhambra constructed between 1946 and 1967 are among the most prevalent in the City. Residences from this period represent modest one-story vernacular residences as well as modest and high style examples of prominent architectural styles of the period, including Minimal Traditional, Ranch, and Mid-Century Modern. Commercial activity from the period continued to expand along Main Street, Mission Road, and Valley Boulevard, as the streets transformed into busy commercial thoroughfares. Institutional development was located throughout the City to cater to the growing population near their homes.

### Theme: Civic and Institutional Development, 1946-1967

A number of new institutions were added during this period and existing institutional facilities were expanded to meet the needs of the growing community.

Two additional elementary schools, Martha Baldwin School and William Northrup School, opened in 1950. The San Gabriel High School later became the newest addition to the Alhambra School District when it opened in September 1955. Constructed at a cost of \$3,400,000, the school was erected at the easternmost edge of the City of Alhambra; a small portion of the property falls within the boundary of the City of San Gabriel.

Municipal services were expanded as well; a new police headquarters was constructed at the southeast corner of Woodward Avenue and Third Street in 1955. The fire department also received two new facilities: in 1950 the fire station at Poplar Boulevard was demolished and a new building constructed to replace it.<sup>300</sup> Then in, 1966, the North Stoneman Avenue fire station headquarters – which had been in operation since 1908 – was relocated to a site at the northwest corner of First Street and Woodward Avenue, and a new, larger building was erected.<sup>301</sup> The most notable project, however, was the construction of a new city hall, which was designed by architect William Allen and constructed in 1960.<sup>302</sup>



Alhambra City Hall, circa 1960. *CardCow.com*.

<sup>300</sup> Risher, 76.

<sup>301</sup> Risher, 76.

<sup>302</sup> “City Accepts New Home,” *Pasadena Independent*, December 15, 1960.

The 1950s also saw an expansion of medical facilities in Alhambra. The existing Alhambra Hospital was incorporated as a non-profit and renamed the Alhambra Community Hospital. In 1958, a \$30,000 modernization program supplemented a \$200,000 expansion program, which raised the hospital's capacity from 45 to 64 beds.<sup>303</sup>

Social and cultural institutions experienced great growth during this period, not only as a result of the population boom, but also as a consequence of the growing middle class. The prosperous postwar economy afforded many Americans more leisure time as well as more money with which to enjoy it, fueling the development of recreational facilities such as public parks and golf courses. Several park facilities were developed beginning in the late 1940s; Almanson Park, which opened in 1947, consisted of land acquired from the Crown City Ranch that had formerly served as Memorial Park. In 1951, an additional 104 acres of land were purchased from the Crown City Ranch to expand Almanson Park, and the Almanson Park Recreation Building was completed. The Emery Park Youth Center also opened in 1947, and the Alhambra Municipal Golf Course was completed in 1955.

Religious services expanded with the construction of the St. Thomas More Catholic Church on South Fremont Avenue in 1948, and the completion of the St. Therese Roman Catholic Church, designed by architect J. Earl Trudeau, at the southeast corner of El Molino Avenue and Alhambra Road in 1950.

Social and cultural organizations also flourished during this period, thanks to the increase in leisure time and the resultant emphasis on social activities; among the clubs organized were the Alhambra Mental Health Association (1949), Alhambra Woman's Club Juniors (1949), the Civitan Club (1949), the Golden Age Club (1949), the Granada Masonic Lodge (1949), the Sertoma Club (1953), and the Junior Chamber Clown Club (1958).

Several additional park facilities were also developed beginning in the late 1940s. Almanson Park, which opened in 1947, consisted of land acquired from the Crown City Ranch that had formerly served as Memorial Park. In 1951, an additional 104 acres of land were purchased from the Crown City Ranch to expand Almanson Park, and the Almanson Park Recreation Building was completed. The Emery Park Youth Center also opened in 1947, and the Alhambra Municipal Golf Course was completed in 1955.

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<sup>303</sup> Studer, 173.



Juniors (1949), the Civitan Club (1949), the Golden Age Club (1949), the Granada Masonic Lodge (1949), the Sertoma Club (1953), and the Junior Chamber Clown Club (1958).

### *Eligibility Standards*

#### **Property Types**

- Civic Buildings, including City Hall
- Post Offices, Fire and Police Stations
- Schools
- Libraries
- Religious Buildings
- Hospitals and Medical Facilities
- Social Clubs and Cultural Institutions
- Parks
- Infrastructure Improvements and other Civic Amenities, including roadways and bridges
- Public Art
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1946-1967

#### **Significance**

Civic and institutional properties are evaluated for potential historic designation based on the patterns of development identified in this context. Institutional development during this period reflects the rapid expansion of the City's population following World War II, and the increase in civic and institutional development to meet the needs of the growing community.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an example of civic or institutional development representing the continued civic and institutional growth following World War II.

Civic and institutional properties that are significant for their architectural merit are evaluated under a separate theme.

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents important civic or institutional development from the period; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>304</sup>
- May also be significant under the Architecture and Design context

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Signage may have changed

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<sup>304</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

### Theme: Commercial Development, 1946-1967

Alhambra's commercial enterprises underwent a rapid transformation as a result of the postwar population boom. Retail trade jumped from \$15 million in 1941 to \$65 million in 1949,<sup>305</sup> and a number of new businesses were constructed to meet the needs of the growing community. The commercial center of the Main Street shopping area gradually shifted to the east end of town when retail establishments like Liebergs' Department Store, Butler Brothers' Department Store, J. C. Penney, Ashburn Furniture Store, Bragg's Women's Shop, Woolworth's opened storefronts there.<sup>306</sup> As a result, the retail center of Main Street moved closer to Chapel, and its historic hub at Garfield Avenue and Main Street began to decline.<sup>307</sup>

Valley Boulevard, once named Ocean-to-Ocean Highway, also came into its own in the 1950s as a new business artery, including a multi-million dollar shopping center at the city's eastern boundary.<sup>308</sup> This trend continued into the 1960s as commercial activity on the Boulevard flourished, and Home Savings opened one of its distinctive branches designed by artist Millard Sheets at 401 East Valley Boulevard (now Chase Bank) in 1966.<sup>309</sup>

A number of new restaurants opened during the 1950s and 1960s, including The Hat, which opened at 1 West Valley Boulevard in 1951; Twohey's, which opened around 1953 at the corner of Huntington Drive and Atlantic Boulevard; and Tops Jr., which opened around 1962 at 2407 West Main Street. At least three other eateries were designed by noted commercial architects Armét & Davis during this period: Morris Steak House (now Henry's Cuisine), which was opened at 301 East Valley Boulevard in 1964;<sup>310</sup> Preble's Restaurant, which opened at 201 West Main Street in 1965; and Bob's Big Boy (now Noodle World), which opened at 600 West Valley Boulevard in 1966.

Perhaps the most notable commercial development during this period, however, was Crawford's Corner, a commercial center developed by Wayland and Leemoria Crawford. The Crawfords had already established several grocery stores in Alhambra, but by the 1960s decided that "their growing Alhambra enterprise required a fresh image."<sup>311</sup> The couple commissioned architect Ragnar C. Qvale to develop a 30,000-square-foot shopping complex designed in an elaborate Western theme with a bell tower, gazebo, and rustic signage.<sup>312</sup>

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<sup>305</sup> "Electronic Scrapbook of Alhambra History."

<sup>306</sup> Risher, 49.

<sup>307</sup> Risher, 49.

<sup>308</sup> "History of Alhambra (1771-Present)," City of Alhambra, <https://www.cityofalhambra.org/resources/history-of-alhambra> (accessed January 2021).

<sup>309</sup> Display advertisement, *Los Angeles Times*, September 18, 1966.

<sup>310</sup> "Restaurant Set for Alhambra," *Los Angeles Times*, September 6, 1964.

<sup>311</sup> Alhambra Preservation Group, "Focus On: Crawford's Corner," *The Prose of Preservation*. July 31, 2018, <https://proseofpreservation.org/2018/07/31/focus-on-crawfords-corner/> (accessed January 2021).

<sup>312</sup> "'Throw-Back' Store Style (Is) Spelling Out Progress," *Los Angeles Times*, June 14, 1964.



Crawford's Corner, circa 1964. *Alhambra Preservation Group.*

### *Eligibility Standards*

#### **Property Types**

- Mixed Use Commercial Building
- Commercial Office
- Retail Store
- Bank
- Restaurant
- Theater
- Hotel/Motel
- Recreational Facility
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1946-1967

#### **Geographic Location**

Commercial activity from the period was predominately located along Main Street, Mission Road, and Valley Boulevard. The commercial center of the Main Street shopping area shifted from Garfield Avenue

to Chapel during this period; Valley Boulevard began to emerge as a vibrant business corridor.

## Significance

Commercial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Commercial development patterns reflect the rapid growth of the city following World War II, and the widespread expansion of commercial development to cater to the growing population.

Typically, properties eligible for representing a pattern of development would be contributors to a district. If there is no district, individual properties should reflect an early example of commercial expansion during a particular period or represent a known catalyst for development. Merely dating from a particular period is not enough to be eligible under this criterion.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an excellent example of post-World War II commercial development, representing a specific association with postwar growth in the city, including retail development associated with Goleta's expanding role as a residential community and the establishment of significant aerospace and manufacturing businesses in the city.

A collection of commercial buildings that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development, and must be distinct from the surrounding areas. Historic districts may also include multiple property types; for example a historic district may include both commercial and institutional properties that date from the period of significance and reflect the character and reason for the district.

Commercial properties that are significant for their architectural merit are evaluated under a separate theme.

### Registration Requirements:

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in commercial development from the period, or a facet of Alhambra’s commercial development; and
  - Displays most of the character-defining features of the property type or style; and
  - Retain the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors from the period of significance; and
  - Displays original planning features of the commercial enclave or corridor; and
  - Retains the essential aspects of historic integrity.

### Character-Defining Features:

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>313</sup>
- May also be significant under the Architecture and Design context

### Integrity Considerations:

- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Replacement of storefronts is a common and acceptable alteration
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed

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<sup>313</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*



- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as the replacement of original storefronts, are acceptable, as long as the district as a whole continues to convey its significance.

### **Theme: Industrial Development, 1946-1967**

Industrial operations, which had flourished during World War II, continued to operate in Alhambra throughout the immediate postwar years. The Standard Felt Company remained in operation, employing over 200 people to produce mechanical felts for strips, gaskets, and washers, and medical felts such as splint works, braces, and pads; the company's business totaled \$3,000,000 per year.<sup>314</sup> By the 1960s, however, industrial operations began to decline, and industrial properties became a target of the City's redevelopment efforts.

#### *Eligibility Standards*

##### **Property Types**

- Infrastructure Improvements, including Water-related resources, Transportation and Shipping-related Facilities
- Manufacturing Facilities; including Controlled-Conditions Factories and Warehouses
- Quonset Hut
- Historic District

##### **Criteria**

National Register: A

California Register: 1

##### **Period of Significance**

1946-1967

##### **Significance**

Industrial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Industrial development patterns following World War II reflect the City's transformation from an industrial town to a largely commercial center, as industrial operations began to decline by the 1960s.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As a good example of post-World War II industrial growth, including continued growth in light industrial and manufacturing uses; or
- For an important association with significant infrastructure improvements.

A collection of industrial buildings that are linked geographically may be eligible as a historic district. Eligible districts may represent multiple related industrial properties, or they may span several periods

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<sup>314</sup> Risher, 31.

of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in industrial development from this period or facet of Alhambra's industrial history; or
  - Is associated with a significant industrial corporation with a headquarters in Alhambra; and
  - Displays most of the character-defining features of the property type; and
  - Retains the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors dating from the period of significance; and
  - Retains the essential aspects of historic integrity.

### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>315</sup>
- May also be significant under the Architecture and Design context

### **Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may have been altered or removed
- Setting may have changed (surrounding buildings and land uses)
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.

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<sup>315</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
- The district must retain a strong sense of time and place from the period of significance.
- Some alterations to individual buildings are acceptable, as long as the district as a whole continues to convey its significance.

### **Theme: Residential Development, 1946-1967**

In the late 1940s throughout the 1950s, residential development reflected the spirit of prosperity and optimism of the immediate postwar years. Alhambra's greatest year for construction was 1948, when building in that year was valued at \$12,309,205.<sup>316</sup> Vast tracts of single-family homes were constructed on previously undeveloped or underdeveloped land – the last time such parcels would be available. This trend is exemplified in the development of the Airport Tract and Midwick neighborhoods, which were constructed on the sides of the Alhambra Airport and the Midwick Country Club respectively and whose development numbered in the hundreds of homes, a scale never before seen in the City of Alhambra. Other concentrations of homes were also developed in the Bean Tract and Alhambra Hills Tract neighborhoods during this period.

By the late 1950s, the demand for housing prompted by the postwar population boom triggered unprecedented development pressures, and many older single-family residences became targets for demolition and redevelopment of greater densities. Just as single-family construction reflected widespread trends in expansive suburban tract development, multi-family residential development began to take on a new role in the housing market in response to the need for shelter. For the first time in Alhambra, multi-family residences exhibited more organized patterns of development, evolving away from piecemeal development by individual owner toward a more professional and commercialized effort that incorporated concentrations of larger-scale, higher-density construction occupying multiple parcels. Extant examples of multi-family residential development dating from this period are numerous, signaling how the need for housing was eventually met with higher-density housing. Indeed, by 1970, more than half of the City's population was living in multi-family housing.<sup>317</sup>

#### *Eligibility Standards*

##### **Property Types**

- Single-family Residence
- Multi-family Residence
  - Duplex
  - One-story Court
  - Courtyard Apartment
  - Garden Apartment
  - Dingbat

##### **Criteria**

National Register: A

California Register: 1

##### **Period of Significance**

1946-1967

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<sup>316</sup> Studer, 123.

<sup>317</sup> Risher, 90.

**Significance**

Individual residential properties that are eligible under this criterion may be significant for one of the reasons listed below. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.

Individual properties that are eligible under this theme may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an excellent example of post-World War II residential development, representing a specific association with postwar growth in the city. This includes residential development associated with an important residential development or developer.

Residences that are significant for their architectural merit are evaluated under a separate theme.

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents an important pattern or trend in residential development from the period, or a facet of Alhambra residential development; or
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>318</sup>

**Integrity Considerations:**


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<sup>318</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*



- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may be altered or removed if the property retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation
- Landscape and hardscape features may also be contributing features to eligible multi-family residential properties.

<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Historic District</li> <li>• Tract Feature/Amenity (including street trees or other significant landscape features, streetlights)</li> </ul>
<b>Criteria</b>	National Register: A                          California Register: 1
<b>Period of Significance</b>	1946-1967
<b>Significance</b>	<p>A collection of residences that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may also be significant for architectural merit under Criterion C/3.<sup>319</sup> District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality; and distinct from the surrounding area. Tract features, including streetlights, landscaping, parkland, and other amenities may contribute to the significance of the district.</p> <p>Historic districts that are eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the site of an important event in history; or</li> <li>• For a specific association with an ethnic, social, or cultural group; or</li> <li>• As a representative concentration or enclave of residential development from this period in Alhambra’s history.</li> </ul> <p>Residential districts that are significant for their architectural merit are evaluated under a separate theme.</p>

**Registration Requirements:**

- Retains a significant concentration of contributors dating from the period of significance; and
- Reflects planning and design principles from the period; and
- Displays most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- Retains the essential aspects of historic integrity.

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<sup>319</sup> Eligibility criteria are listed in the standard format National Register/California Register.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>320</sup>

**Integrity Considerations:**

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable. However, major alterations to individual residences, such as substantial additions that are visible from the public right-of-way or alter the original roofline, and loss of significant fabric (e.g., replacement of windows, doors, and wall cladding in a single residence) would not be acceptable and the building would be considered a non-contributor to the district.
  - Original tract features may also be contributing features to a historic district under this theme.

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<sup>320</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<b>Criteria</b>	National Register: B	California Register: 2
<b>Period of Significance</b>	1946-1967	
<b>Significance</b>	<p>Individual properties may be significant for an association with a significant person. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. According to National Park Service guidance, a property is not eligible if its only justification is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within a profession or group. Properties eligible under this criterion may be associated with:</p> <ul style="list-style-type: none"> <li>• People who played a significant role in the post-World War II development of the area; or</li> <li>• People who made significant contributions to a demonstrably important profession; or</li> <li>• Members of a particular social, cultural, or ethnic group who made a demonstrably significant contribution to local, state, or national history.</li> </ul>	

**Registration Requirements:**

- Has a proven association with the productive period of a person important to local, state, or national history; and
- Displays most of the character-defining features of the property type or style from the period of significance (i.e., the period when it was associated with the important person); and
- Retains the essential aspects of historic integrity.

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Feeling, and Association.
  - General rule: property must be recognizable to contemporaries of the person with which it is associated.

## **XI. POSTWAR DECLINE AND REDEVELOPMENT (1968-1980)**

The conclusion of World War II and the return home of hundreds of thousands of soldiers prompted widespread shifts in demographics and marked a turning point in the political and economic development of Southern California. It also sparked a critical housing shortage in Southern California, which resulted in overcrowding and overtaxed housing stock. By the 1960s, ‘blight’ had become a major issue for city officials across the region, who struggled to combat the physical and economic effects of the mass residential – and commercial – exodus inspired by postwar suburbanization.

By the mid-1960s, several neighboring cities in the San Gabriel Valley – many of whom shared similar concerns regarding blight – had moved to establish redevelopment agencies in order to combat the effects of economic decline on the built environment. They were equipped with two laws to aid them in their efforts: the California Community Redevelopment Act of 1945 and the Federal Housing Acts of 1946 and 1949, which gave cities the legal authority to implement plans for redevelopment.<sup>321</sup> The California Community Redevelopment Act allowed local governments throughout California to establish agencies to oversee the process of redevelopment in blighted areas. At the same time, Title I of the Housing Act allocated federal funds to municipal housing authorities for the purpose of planning and executing redevelopment projects.<sup>322</sup> In concert, the laws enacted in the 1940s created the necessary provisions for redevelopment efforts in Alhambra in the late 1960s.

### **POPULATION, IMMIGRATION, AND CIVIL RIGHTS POLICIES OF THE LATE 20<sup>TH</sup> CENTURY**

The late 1960s saw the passage of several landmark pieces of civil rights legislation, including the Civil Rights Act of 1968. The Civil Rights Act comprised multiple pieces of legislation, including the Indian Civil Rights Act, which made many of the guarantees found in the Bill of Rights applicable to Native American Tribes; and the Fair Housing Act, which expanded upon the protections set forth in the Civil Rights Act of 1964 and prohibited most forms of housing discrimination, including the refusal to rent or sell a home because of race, color, religion, or national origin.

Redlining was eventually outlawed with the passage of the Fair Housing Act of 1968; the subsequent Community Reinvestment Act of 1977 further outlawed discriminatory lending criteria for lower-income communities.<sup>323</sup> However, the damage was done, and

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<sup>321</sup> Nathan Masters, “Rediscovering Downtown L.A.’s Lost Neighborhood of Bunker Hill,” KCET Lost LA, July 11, 2012, <https://www.kcet.org/shows/lost-la/rediscovering-downtown-las-lost-neighborhood-of-bunker-hill> (accessed December 2018); and Stephen Jones, “The Bunker Hill Story: Welfare, Redevelopment, and Housing Crisis in Postwar Los Angeles,” master’s thesis, City University of New York, 2017, CUNY Academic Works, [https://academicworks.cuny.edu/gc\\_etds/2344/](https://academicworks.cuny.edu/gc_etds/2344/) (accessed December 2018), 14-15.

<sup>322</sup> Jones, 14-15.

<sup>323</sup> “Redlining in Los Angeles County.”

contemporary scholars have consistently point to HOLC redlining as a key factor in racial disparities in wealth and opportunity that continue to the present day.<sup>324</sup> “Federal housing policy simply blocked African Americans from accessing real estate capital, leading to the creation of segregated mass suburbia and, neighborhood by neighborhood, opened residents to opportunity and wealth accumulation or closed citizens off from the American dream.”<sup>325</sup>

The 1970s were a significant era in the changing demographics of Alhambra and its development as an ethnoburb. By the 1970s, many Chinese residents moved out of Chinatown and into suburban regions of the San Gabriel Valley, namely Alhambra and Monterey Park. Monterey Park was actively promoted as the “Chinese Beverly Hills,” by real estate developer Frederick Hsieh, prompting many American-born Asians and immigrants from Taiwan and Hong Kong to resettle in Monterey Park.<sup>326</sup> Furthermore, Hsieh predicted that the growing population trends would make Monterey Park comparable to Downtown Los Angeles’s Chinatown, and eventually surpass it.<sup>327</sup> Monterey Park was home to 2,200 Chinese Americans in 1970, compared to 327 Chinese-American residents in Alhambra.<sup>328</sup> Alhambra’s changing architectural landscape played a role in its development as an ethnoburb as well. When Alhambra’s country club and airport shut down in the postwar period, realtors promoted the new homes and promise of business opportunities on the newly subdivided land to overseas immigrants, citing the proximity to the freeway as a primary selling point.<sup>329</sup> In 1973, the *Los Angeles Times* reported that 52% of the 8,790 student body in Alhambra’s elementary school district were ethnic minorities, with 36.6% Latino and 14.7% Asian students. Similarly, the minority enrollment of Alhambra’s high school district increased from 40.3% to 43.6%.<sup>330</sup> Superintendent Elmer Ensz called for a reevaluation of the school’s curriculum to accommodate the shifting enrollment in Alhambra’s schools, where the new student population expressed a greater demand for inclusion of courses that focused on basic skills and career education.<sup>331</sup>

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<sup>324</sup> “Introduction,” Mapping Inequality: Redlining in New Deal America.

<sup>325</sup> “Introduction,” Mapping Inequality: Redlining in New Deal America.

<sup>326</sup> “Spatial Disparities in the Expansion of the Chinese Ethnoburb,” 53.

<sup>327</sup> Haiming Lu, “Chapter 7: The San Gabriel Valley as a Capital of Chinese Food,” in *From Canton Restaurant to Panda Express: A History of Chinese Food in the United States* (New Brunswick, NJ: Rutgers University Press, 2015), <https://www.jstor.org/stable/j.ctt16nzbfd.12> (accessed November 2021).

<sup>328</sup> Chen, “Chinese Immigration and its Implications on Urban Management in Los Angeles,” 51.

<sup>329</sup> “Asian Americans Have a Lot History in Alhambra, Surrounding Areas,” *Pasadena Star News*, 2011, updated 2017. <https://www.pasadenastarnews.com/2011/02/07/asian-americans-have-a-long-history-in-alhambra-surrounding-areas/> (accessed December 2021).

<sup>330</sup> Craig Turner, “Student Body at Alhambra 52% Minority,” *The Los Angeles Times*, 1973.

<sup>331</sup> Craig Turner, “Student Body at Alhambra 52% Minority,” *The Los Angeles Times*, 1973.

**Table 13: Population in Alhambra by Decade, 1968-1980<sup>332</sup>**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1970	60,278	129	197	327	143	484	567	<b>62,125</b>
1980	46,197	343	674	4,043	837	1,375	11,146	<b>64,615</b>

**Table 14: Rate of Population Growth in Alhambra by Decade, 1968-1980**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1970	10.63%	316.13%	121.35%	483.99%	450.00%	352.34%	3680.00%	<b>13.35%</b>
1980	<b>-23.36%</b>	165.89%	242.13%	1136.39%	485.31%	184.09%	1865.78%	<b>4.00%</b>

## LATE POSTWAR GROWTH IN ALHAMBRA, 1968-1980

### The Alhambra Redevelopment Project

Of all the forces that drove the development of real estate in Alhambra during the second half of the 20<sup>th</sup> century, the implementation of the Alhambra Redevelopment Project has undoubtedly been one of the most influential in shaping the character of the built environment in the City. In March 1967, the Community Redevelopment Agency was established under state law by the Alhambra City Council, and the first board was seated in January 1968.<sup>333</sup>

The Redevelopment Project area originally consisted of approximately 370 acres and was bounded by Mission Road on the south, the City limits and Fremont Avenue on the west, Poplar Boulevard, Main Street and Commonwealth Avenue on the north, and Marengo Avenue and Electric Avenue on the east.<sup>334</sup> The first project undertaken by the Redevelopment Agency was the purchase of fourteen acres in an industrial tract that was then sold to the Seeley Company, who brokered the deal to develop the corporate offices of the Ralph M. Parsons Engineering Co. on the site.<sup>335</sup> Other planned projects that followed

<sup>332</sup> Numbers in parentheses represent breakdowns of some races included in the “Other Races” category.

<sup>333</sup> “Alhambra to Develop Plan for West Side,” *Los Angeles Times*, August 28, 1967; “Alhambra Weighs 2 Redevelopment Studies at Once,” *Los Angeles Times*, April 21, 1968.

<sup>334</sup> Alhambra Redevelopment Agency, “Alhambra Redevelopment Agency Industrial Redevelopment Project Subordinate Tax Allocation Bonds, Series 2005 B,” July 28, 2005, <http://cdiacdocs.sto.ca.gov/2005-0928.pdf> (accessed March 2021), 28.

<sup>335</sup> “Industrial Tract Purchase Approved,” *Los Angeles Times*, September 21, 1971.



included the construction of a new community hospital, as well as a shopping center in the Central Business District.<sup>336</sup>

### **Annexations**

In 1978, the City expanded its boundaries again through the Garvey Annexation, which added 3.03 acres to the City’s southern boundary along Garvey Avenue at El Paso.

**Table 15: Annexations, 1968-1980**

Effective Date	Annexation Name
10/30/1978	Garvey Annexation 76-1

### **DEVELOPMENT OF THE BUILT ENVIRONMENT IN ALHAMBRA, 1968-1980**

Extant resources dating to this period are located throughout the City, and were largely constructed as infill or redevelopment projects in previously developed areas. Buildings from this period represent modest vernacular structures as well as examples of prominent architectural styles of the period, including Late Modern. Commercial activity from the period continued to expand along Main Street, Mission Road, and Valley Boulevard.

### **Infrastructural Improvements**

In January 1977, construction commenced on “the largest single public improvement”<sup>337</sup> project in Alhambra, which consisted of lowering the Southern Pacific railroad tracks along Mission Road. The project excavated enough dirt to lower the tracks to 35 feet below street level, making the at-grade separation crossings safer to navigate for both automobiles and pedestrians.

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<sup>336</sup> “Hospital Gets OK,” *Monrovia Daily News-Post*, February 1, 1972; “Fund Drive Started for Hospital,” *Los Angeles Times*, March 7, 1974; and “Firm Gets ARA Okay to develop Alhambra Center,” *Monrovia Daily News-Post*, May 21, 1974.

<sup>337</sup> “History of Alhambra (1771-Present).”

### **Theme: Civic and Institutional Development, 1968-1980**

One of the earliest construction projects to be undertaken as part of the Redevelopment Project was the construction of the new Alhambra Community Hospital at 100 South Raymond Avenue, which was completed in 1974. A number of new facilities were also constructed for municipal services during this period; a new headquarters for the fire department was dedicated in 1968 at 301 North First Street, and a new courthouse on Commonwealth Avenue was also completed in 1974. Perhaps most notably, after suffering substantial structural damage during an earthquake, the Alhambra Public Library was condemned and library facilities were relocated to temporary quarters in a Quonset Hut until 1975, when a new 37,000-square-foot library was opened on the same site at 410 West Main Street. The City's parks also received improvements; the Joslyn Senior Center at Story Park was completed in 1973, and in 1977 the Almansor Golf Course was expanded from nine holes to eighteen using dirt left over from the 1977 Southern Pacific track-lowering project.<sup>338</sup>

#### *Eligibility Standards*

##### **Property Types**

- Civic Buildings
- Post Offices, Fire and Police Stations
- Schools
- Libraries
- Religious Buildings
- Hospitals and Medical Facilities
- Social Clubs and Cultural Institutions
- Parks
- Infrastructure Improvements and other Civic Amenities, including roadways and bridges
- Public Art
- Historic District

##### **Criteria**

National Register: A

California Register: 1

##### **Period of Significance**

1968-1980

##### **Significance**

Civic and institutional properties are evaluated for potential historic designation based on the patterns of development identified in this context. Institutional development during this period was largely completed under the auspices of the Alhambra Redevelopment Project.

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<sup>338</sup> "History of Alhambra (1771-Present)."

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an example of civic or institutional development representing the efforts of the Alhambra Redevelopment Project to address “blight” in the City.

Civic and institutional properties that are significant for their architectural merit are evaluated under a separate theme.

#### **Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents important civic or institutional development from the period; and
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

#### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>339</sup>
- May be associated with the Alhambra Redevelopment Project
- May also be significant under the Architecture and Design context

#### **Integrity Considerations:**

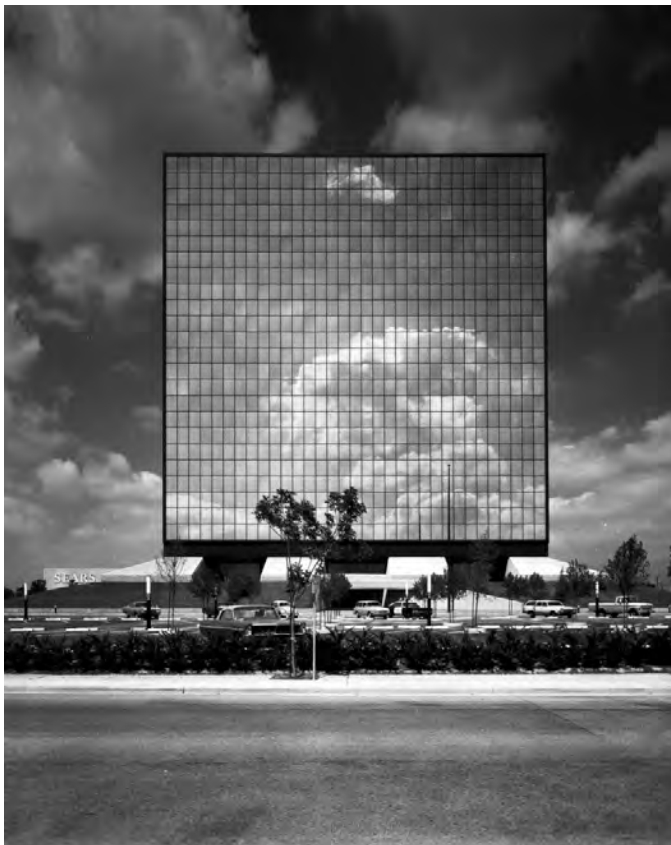
- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed

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<sup>339</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- Signage may have changed

## Theme: Commercial Development, 1968-1980



The Sears Tower, 1971. *USC Digital Library.*

In Alhambra, the postwar migration was most keenly felt along Main Street. Although Main Street had risen to prominence as one of the earliest and most profitable retail centers in the San Gabriel Valley, its fortunes declined as postwar commercial development evolved away from the downtown shopping corridor toward the suburban shopping mall model. Much like residential development, commercial development also began increasing in density during this period, leading to the development of office towers like the Sears, Roebuck and Company Pacific Coast Territory Headquarters, which was designed by A.C. Martin and completed in 1971 at the intersection of Fremont and Commonwealth Avenues.

### *Location Filming in Alhambra*

By the late 1960s, television had firmly eclipsed the cinema as the most popular form of entertainment, and location filming on the whole began to decrease. At the same time, following the demolition of the Alhambra Airport and the Midwick Country Club – the City’s most popular sides for location filming – filming activity all but disappeared in Alhambra after World War II. Only a handful of films were staged in the area throughout the 1950s and 1960s. By the late 1970s, however, as modes of filmmaking began to evolve and the role of location filming within the industry began to change, filming activity began to return to Alhambra. Two of the most notable examples of location filming in the City from this later period – and also two of the most recognizable – are *Halloween* (1978), directed by John Carpenter, and *Phantasm* (1979), directed by Don Coscarelli. *Halloween*, which is widely believed to be one of the most terrifying films of all time, tells the story of serial killer Michael Myers, who in one scene memorably stalks the hallways of Garfield School (110 West McLean Street). The cult-favorite *Phantasm*, which sees the teenage Tommy face off against a mysterious mortician with the help of a friendly ice cream man, included scenes staged at Fosselman’s Ice Cream Company on Main Street (1824 West Main Street).

*Eligibility Standards***Property Types**

- Mixed Use Commercial Building
- Commercial Office
- Retail Store
- Bank
- Restaurant
- Theater
- Hotel/Motel
- Recreational Facility
- Historic District

**Criteria**

National Register: A

California Register: 1

**Period of Significance**

1968-1980

**Geographic Location**

Commercial activity from the period was predominately located along Main Street, Mission Road, and Valley Boulevard.

**Significance**

Commercial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Commercial development patterns reflect the City's response to the evolution of postwar commercial development away from the downtown shopping corridor toward the suburban shopping mall.

Typically, properties eligible for representing a pattern of development would be contributors to a district. If there is no district, individual properties should reflect an early example of commercial expansion during a particular period or represent a known catalyst for development. Merely dating from a particular period is not enough to be eligible under this criterion.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an excellent example of commercial development, representing a specific association with the Alhambra Redevelopment Project.

A collection of commercial buildings that are linked geographically may be eligible as a historic district. Eligible districts may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development, and must be distinct from the surrounding areas. Historic districts may also include multiple property types; for example a historic district may include both commercial and institutional properties that date from the period of significance and reflect the character and reason for the district.

Commercial properties that are significant for their architectural merit are evaluated under a separate theme.

### **Registration Requirements:**

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in commercial development from the period, or a facet of Alhambra's commercial development; and
  - Displays most of the character-defining features of the property type or style; and
  - Retain the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors from the period of significance; and
  - Displays original planning features of the commercial enclave or corridor; and
  - Retains the essential aspects of historic integrity.

### **Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>340</sup>
- May be associated with the Alhambra Redevelopment Project
- May also be significant under the Architecture and Design context

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<sup>340</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*



**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association
- Should retain the majority of features that illustrate its style or type
- Replacement of storefronts is a common and acceptable alteration
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed
- For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as the replacement of original storefronts, are acceptable, as long as the district as a whole continues to convey its significance.

## Theme: Industrial Development, 1968-1980

Industrial development continued to function as a central component of Alhambra's economic activities during the later postwar period, but development activities slowed as the Alhambra Redevelopment Agency prioritized the redevelopment of existing industrial sites for other uses.

### *Eligibility Standards*

#### **Property Types**

- Infrastructure Improvements, including Water-related resources, Transportation and Shipping-related Facilities; Railroad Facilities or Features
- Manufacturing Facilities; including Daylight or Controlled-Conditions Factories and Warehouses
- Quonset Hut
- Historic District

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1968-1980

#### **Significance**

Industrial properties and historic districts are evaluated for potential historic designation based on the patterns of development identified in this context. Industrial development patterns during this period largely reflect the Alhambra Redevelopment Project's redevelopment of existing industrial sites for other uses.

Individual properties or historic districts that are eligible under this context may be significant:

- As the site of an important event in history; or
- As a good example of industrial development, representing a specific association with the Alhambra Redevelopment Project; or
- For an important association with significant infrastructure improvements.

A collection of industrial buildings that are linked geographically may be eligible as a historic district. Eligible districts may represent multiple related industrial properties, or they may span several periods of development and may be significant under additional criteria. The district must be unified aesthetically by plan and physical development.

### Registration Requirements:

- Individual resource:
  - Dates from the period of significance; and
  - Has a proven association with an event important in history; or
  - Represents important patterns and trends in industrial development from this period or facet of Alhambra’s industrial history; or
  - Is associated with a significant industrial corporation with a headquarters in Alhambra; and
  - Displays most of the character-defining features of the property type; and
  - Retains the essential aspects of historic integrity.
- Historic district:
  - Retains a significant concentration of contributors dating from the period of significance; and
  - Retains the essential aspects of historic integrity.

### Character-Defining Features:

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>341</sup>
- May be associated with the Alhambra Redevelopment Project
- May also be significant under the Architecture and Design context

### Integrity Considerations:

- At a minimum, should retain integrity of Location, Design, Feeling, and Association
- Some historic materials or details may have been altered or removed
- Setting may have changed (surrounding buildings and land uses)
- For historic districts, the majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole.

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<sup>341</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
- The district must retain a strong sense of time and place from the period of significance.
- Some alterations to individual buildings are acceptable, as long as the district as a whole continues to convey its significance.

## Theme: Residential Development, 1968-1980

Residential development undertaken during the later postwar period exhibited different patterns than those efforts dating from the years immediately following the war. Home ownership remained an important milestone, but the demand for higher-density housing prevailed. In fact, by 1970, more than half of the population in Alhambra was living in multi-family structures.<sup>342</sup>

The construction of multi-family residential properties in Alhambra during this period was advanced largely by the advent of the condominium. Although the concept of condominium ownership had existed as early as 1881, the development of condominium properties exploded in the 1960s and 1970s thanks to the adoption of legislation in 1961 that authorized the Federal Housing Administration to insure mortgages on condominiums for up to 85% of the appraised value. Previously, the best loan available “up to then had been [for] around 60% of the appraised value.”<sup>343</sup> “The difference was galvanizing,” noted the *Los Angeles Times*, as up until that point “the major bottleneck to development of condominiums had been the lack of financing.”<sup>344</sup> The expanded loan parameters allowed condominium development to flourish.

The introduction of the condominium to Southern California was delayed by several years, however, due to uncertainty over how condominium properties should be appraised for tax purposes. The issue was finally settled in September 1963, and condominium construction began in earnest. By the end of the 1960s, the condo had arrived in Alhambra, facilitated by the establishment of the Alhambra Redevelopment Agency in 1968. Indeed, nearly all of the nineteen tracts recorded between 1968 and 1978 were related to the construction of new condominiums. This trend continued into the next decade, with every tract recorded in 1980 and 1981 dedicated to condominium development as well.<sup>345</sup>

### *Eligibility Standards*

#### **Property Types**

- Single-family Residence
- Multi-family Residence
  - Courtyard Apartment
  - Garden Apartment
  - Condominium

#### **Criteria**

National Register: A

California Register: 1

#### **Period of Significance**

1968-1980

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<sup>342</sup> Orozco, 101.

<sup>343</sup> “Condominiums: the most exciting housing development in 15 years,” *Los Angeles Times*, July 26, 1964.

<sup>344</sup> “Condominiums: the most exciting housing development in 15 years,” *Los Angeles Times*, July 26, 1964.

<sup>345</sup> For a complete list of tracts recorded by development period, refer to Appendix C.

**Significance**

Individual residential properties that are eligible under this criterion may be significant for one of the reasons listed below. Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a very early period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation.

Individual properties that are eligible under this theme may be significant:

- As the site of an important event in history; or
- For a specific association with an ethnic, social, or cultural group; or
- As an excellent example of residential development, representing a specific association with the Alhambra Redevelopment Agency.

Residences that are significant for their architectural merit are evaluated under a separate theme.

**Registration Requirements:**

- Dates from the period of significance; and
- Has a proven association with an event important in history; or
- Represents a significant example of a type, or a catalyst for development; or
- Displays most of the character-defining features of the property type or style; and
- Retains the essential aspects of historic integrity.

**Character-Defining Features:**

- Retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern<sup>346</sup>

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association

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<sup>346</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- Some historic materials or details may be altered or removed if the property retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation
- Landscape and hardscape features may also be contributing features to eligible multi-family residential properties.



<b>Criteria</b>	National Register: B	California Register: 2
<b>Period of Significance</b>	1968-1980	
<b>Significance</b>	<p>Individual properties may be significant for an association with a significant person. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. According to National Park Service guidance, a property is not eligible if its only justification is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within a profession or group. Properties eligible under this criterion may be associated with:</p> <ul style="list-style-type: none"> <li>• People who played a significant role in the mid-20<sup>th</sup> century development of the area; or</li> <li>• People who made significant contributions to a demonstrably important profession; or</li> <li>• Members of a particular social, cultural, or ethnic group who made a demonstrably significant contribution to local, state, or national history.</li> </ul>	

**Registration Requirements:**

- Has a proven association with the productive period of a person important to local, state, or national history; and
- Displays most of the character-defining features of the property type or style from the period of significance (i.e., the period when it was associated with the important person); and
- Retains the essential aspects of historic integrity.

**Integrity Considerations:**

- At a minimum, should retain integrity of Location, Design, Materials, Feeling, and Association.
  - General rule: property must be recognizable to contemporaries of the person with which it is associated.

## XII. ALHAMBRA TODAY (1981-PRESENT)

As the 20<sup>th</sup> century drew to a close, the City of Alhambra was also moving toward a period of transformation. In July 1981, the Alhambra City Council adopted an ordinance which amended the City's Industrial Redevelopment Plan to expand the current boundaries of the redevelopment project to include an additional 210 acres in order to facilitate rehabilitation of the downtown area. Located immediately to the northeast of the original project site, this additional land – known as “Added Area A” – comprised the area surrounding the Main Street commercial corridor extending eastward from Fremont Avenue to the City limits.

The physical impact of the Agency's expansion of the Redevelopment Area was immediately apparent. Between 1981 and 1989, 148 tracts were recorded in the City of Alhambra – more than any other decade in the City's history. Fifty-three tracts were recorded in 1981 alone, a record that surpassed even the peak of the City's housing boom in the 1920s. In addition, all of the tracts recorded in 1981 were for condominium purposes, further evidence of the evolving trend toward higher-density residential development. Redevelopment projects completed included the Alhambra Hospital Medical Center, the Alhambra Ramada Inn, the Plaza de Alhambra, and Alhambra Place. Redevelopment also had a marked impact on residential properties, which prompted the commission of Alhambra's first citywide historic resources statement in 1984.

The City annexed its last parcel of land in December 1989; the Alhambra Street Annexation expanded the City boundary east of Vega Street, to the east of the intersection of Hoeffler Drive and Alhambra Street and brought the City to its present-day boundaries.

Additional amendments to the Redevelopment Plan were adopted in 1993 to, in part, “extend the Agency's authority to acquire property by eminent domain.”<sup>347</sup> Redevelopment continued with projects such as Fremont Plaza, completed in 1996, and the Plaza on Main, completed in 1998.

The dawn of the millennium brought further changes to the City of Alhambra. The City began to look toward its past, and the establishment of the Alhambra Preservation Group in 2003 launched a modern-day advocacy effort that continues to this day. The City also commissioned several pieces of public art, including the Alhambra Gateway, which was designed by architect Lawrence Moss in 2010, and the Alhambra Archway Mural, which was designed by artist Art Mortimer and installed in 2011.

The Redevelopment Plan was further amended in 2002 to “re-establish the Agency's eminent domain authority within the Original Area and extend the Agency's eminent domain authority in Added Area A for twelve years.”<sup>348</sup> Projects completed as part of

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<sup>347</sup> Alhambra Redevelopment Agency, 25.

<sup>348</sup> Alhambra Redevelopment Agency, 25.

redevelopments during this period included the Alhambra Renaissance Plaza, the Alhambra Regency Plaza, and the development of Auto Row.

After adopting the Valley Boulevard Specific Plan in 1990, in the early 2000s, the City of Alhambra began implementing additional specific plans to address planning needs and govern development in defined areas throughout the City. Current specific plans include Alhambra Walk (2003), Alhambra Place (2006), Alhambra 5<sup>th</sup> and Main (2006), Casita de Zen (2010), 2300 Poplar (2011), Alhambra Pacific Plaza (2011), 2500 West Hellman avenue (2012), Marengo and Acacia (2012), and 2400 South Fremont Avenue (2015).

In 2009, the City adopted residential design guidelines for all properties with R-1 zoning in the City of Alhambra. As part of the framework for the guidelines, the City identified twenty-six single-family residential neighborhoods based on the development trends and architectural styles that define their character. The boundaries of these neighborhoods in relation to the decade of development for parcels contained within them is shown on the following page.

In 2011, California Governor Jerry Brown proposed a statewide elimination of redevelopment agencies beginning in the 2011-2012 fiscal year. The Governor's proposal was incorporated into Assembly Bill 26, which was passed by the California State Legislature and signed into law by the Governor on June 28, 2011. Consequently, the Alhambra Redevelopment Agency was dissolved the following year.

### **RECENT POPULATION AND MIGRATION IN ALHAMBRA**

By the 1980s, the Asian American community in San Gabriel Valley spread from Monterey Park into adjacent communities, including Alhambra, Arcadia, El Monte, Pasadena, among other regions, where the Chinese community purchased real estate properties. In 1980 the Chinese population of Alhambra grew to 4,043 residents.<sup>349</sup> The overall population of Alhambra also increased by 4% since 1970, as reported by the Alhambra Department of Housing and Community Development.<sup>350</sup> Furthermore, figures provided by the State Department of Education exhibited that Alhambra had the highest percentage of Asian students of any district in the state by 1980. Three-quarters of Alhambra's Asian students were not born in the United States and 43% of students claiming Vietnamese origin.<sup>351</sup> Frederick Hsieh's prediction had come true; a 1987 *Los Angeles Times* article estimated that 100,000 Chinese and other Asian immigrants had moved to western San Gabriel Valley communities.<sup>352</sup> The Chinese community that settled in Alhambra played a prominent role in shifting the commercial corridor along Main Street and Valley Boulevard, a main arterial that spans Alhambra, San Gabriel and Rosemead. Many businesses, including restaurants,

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<sup>349</sup> Chen, "Chinese Immigration and its Implications on Urban Management in Los Angeles," 51.

<sup>350</sup> "Asian Population in Alhambra Up 600%," *The Los Angeles Times*, 1983.

<sup>351</sup> Elaine Woo, "Ethnic Diversity Puts School Districts to Test," *The Los Angeles Times*, 1987.

<sup>352</sup> "San Gabriel Valley as a Capital of Chinese Food," 117.

supermarkets, and small shops developed in close clusters along these two streets, making Alhambra and surrounding San Gabriel Valley communities shopping and dining destinations for Southern Californians.<sup>353</sup> Other major Chinese-American businesses in that developed in Alhambra include finance, insurance, real estate, and various professional services.<sup>354</sup> The development of Alhambra's Asian supermarkets and restaurants were an important anchor for the growing Chinese-American community in Alhambra; food helped connect Chinese immigrants to their homeland and preserve identities. In addition, immigrants were arriving from different provinces and bringing with them their own regional cuisines, which helped Alhambra and the greater San Gabriel Valley develop as a destination for various regional specialties, such as hand-pulled Xian noodles, Schuan boil fish, boba tea, and more.<sup>355</sup>

By 1990, Southern California was home to the largest Chinese community in the nation, with 50% of the population concentrated in the San Gabriel Valley. Alhambra's Chinese population had more than quadrupled, with 21,436 Chinese-identifying residents in Alhambra.<sup>356</sup> In the 2000 census, Alhambra's population was made up of 47.2% Asian Americans. In 2010, that number grew to 50.4%.

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<sup>353</sup> "San Gabriel Valley as a Capital of Chinese Food," 119-120.

<sup>354</sup> Lawrence-Zuniga, "Bungalows and Mansions," 831.

<sup>355</sup> Anh Do, "Valley Boulevard, LA's Chinese Main Street, Was a Ghost Town in 2020. Can it Bounce Back?," *Los Angeles Times*, 2021.

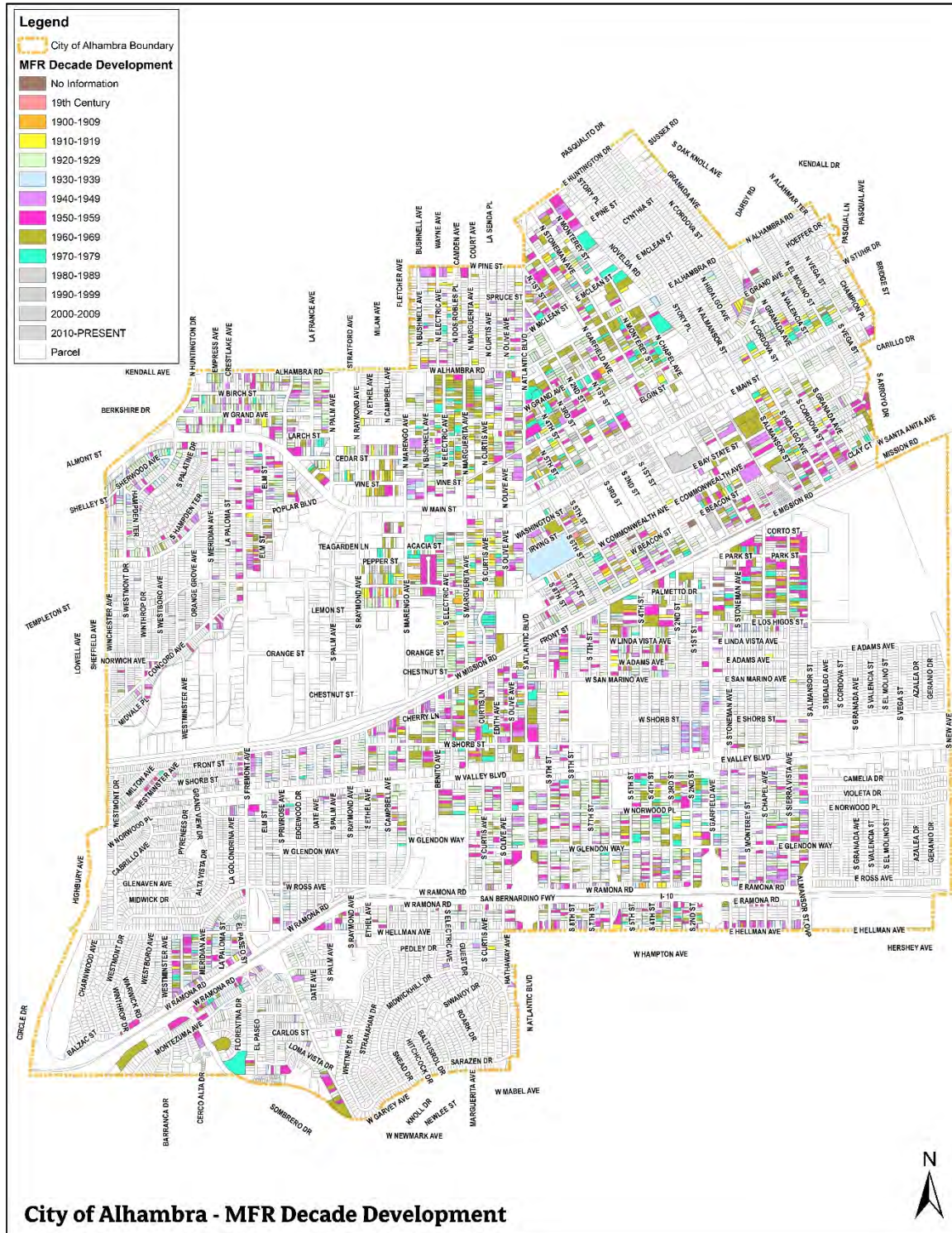
<sup>356</sup> Chen, "Chinese Immigration and its Implications on Urban Management in Los Angeles," 51.

Figure 3: R-1 Residential Neighborhood Development by Decade





Figure 4: Multi-Family Residential Development by Decade



## XIII. ARCHITECTURE AND DESIGN

### INTRODUCTION

When Alhambra was first developed by Benjamin Wilson and James De Barth Shorb, it was called the “City of Homes.”<sup>357</sup> The city’s proximity to Pasadena, Downtown Los Angeles, and Monterey Park was ideal for residents who worked in Los Angeles but wanted to live in a noise and smoke-free city. Alhambra offered lush vegetation, pure mountain water, churches, educational facilities, and plenty of opportunity to establish small businesses.<sup>358</sup>

Alhambra is home to a variety of commercial and institutional buildings, as well as residences ranging from modest bungalows to large palatial properties, representing architectural styles from Queen Anne to Mid-Century Modern and beyond. Buildings with little or no distinguishing decorative features may be described as “vernacular” in style. The term “Residential Vernacular,” for example, is used to describe simple houses or cottages. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles.

Buildings that are significant for the embodiment of the distinguishing features of an architectural style and/or as a significant work of a master architect or designer will be evaluated under this context. Designed landscapes or landscape features may also be significant under this context.

For each significant architectural style there is a discussion of the origins and a list of character-defining features intrinsic to each. A property that is eligible for designation as an excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.<sup>359</sup> A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>360</sup>

For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to *The Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*. In general, acceptable alterations to historic resources of all architectural styles may include:

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<sup>357</sup> *Alhambra, California: The City of Homes* (Alhambra, CA: Arrowhead Press, 1913), 4.

<sup>358</sup> *Alhambra, California: The City of Homes*, 4-6.

<sup>359</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

<sup>360</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



- Replacement roofing, when necessary, that matches the original as closely as possible in material, profile, color, and pattern.
- Structural reinforcement or infrastructure upgrades that are compatible and do not result in the loss of distinctive materials or features that characterize the property.
- Repair, rather than replacement, of deteriorated historic features.
- Replacement of severely deteriorated or missing features with new that match the old in design, color, texture, and where possible, material.
- New additions that are compatible with, differentiated from, and subordinate to the original and do not damage or destroy historic materials, features, and spatial relationships that characterize the property.

The architectural character of Alhambra reflects changes in popular tastes overtime. The oldest residences, dating from the 19<sup>th</sup> century, were built in the Queen Anne style. Other early residences in Alhambra were one- and two-story Craftsman houses.<sup>361</sup> As Alhambra's population grew in the 1920s, many new neighborhoods were developed, which included houses designed in a variety of Period Revival styles, including Spanish Colonial Revival, Mediterranean Revival, Neoclassical Cottages, and Tudor Revival. Many of these neighborhoods, such as Emery Park, Mayfair, and the Orange Blossom Manor Tract, are home to examples of modest and high style examples of a variety of architectural styles. Commercial and institutional architecture in Alhambra varies in style from vernacular to Art Deco to Mid-Century Modern.

Properties significant as an excellent or rare example of an architectural style are eligible under the following criteria:

- National/California Register Criterion C/3 (embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values)

There may be properties that are eligible under this context that have not reached 50 years of age, which is the generally accepted threshold for assessing historic significance. A property that is less than 50 years old can be listed in the National Register of Historic Places if it meets Criteria Consideration G which states that “a property which has achieved significance within the past 50 years is eligible if it is of exceptional importance.” The California Register does not have a specific criteria consideration, but the guidelines state that significant time must have passed for the development of a scholarly perspective on the potential resource.

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<sup>361</sup> “Alhambra Historic and Cultural Resources Survey, Inventoried Properties Listed by National Register of Historic Places Eligibility Status, Survey Area I,” prepared as part of the 1984-1985 Final Report by Johnson Heumann Research Associates, Consultants to the City of Alhambra, for the Office of Historic Preservation, State of California, 23.

## **THEME: 19<sup>TH</sup> CENTURY METHODS OF CONSTRUCTION & ARCHITECTURAL STYLES**

### **Sub-Theme: Queen Anne**

The eclectic and elaborate Queen Anne style was one of the most popular styles for domestic architecture in the United States from the 1880s until about 1900, although it continued in California until about 1910. Misnamed after the early 19<sup>th</sup> century British sovereign, the style actually originated in 19<sup>th</sup>-century Britain and combines freely adapted elements of English Gothic, Elizabethan, and classical architecture. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element and was popularized throughout the United States by the rapidly-expanding railroad network that made pre-cut architectural features easily available. The style is characterized by irregular compositions with complex multi-gabled and hipped roofs, intricately patterned shingles and masonry, turned spindle work, and classical elements executed in wood. There are relatively few extant examples of Queen Anne architecture in Alhambra.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched roof of irregular shape, usually with a dominate front-facing gable
- Wooden exterior wall cladding with decorative patterned shingles or patterned masonry
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bay windows
- Wood double-hung sash windows
- Towers topped by turrets, domes or cupolas
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards and pendants, as well as Eastlake details, such as spindle work

### **Queen Anne: Extant Example**



208 E. Beacon Street (1902)

### Sub-Theme: Shingle Style

The Shingle style was a uniquely American adaptation combining the wide porches, shingled surfaces, and asymmetrical forms of the Queen Anne style; the gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows of the Colonial Revival; and the irregular sculpted shapes, Romanesque arches, and rusticated stonework of the contemporaneous Richardsonian Romanesque. The style first appeared in the 1870s and reached its highest expression in the fashionable seaside resorts of the northeast. Although the style spread throughout the United States it never achieved the widespread popularity of the Queen Anne, and therefore Shingle style houses are relatively rare in California.<sup>362</sup> There are few known examples of the style in Alhambra; notably, the George B. Adams Residence at 200 E. Beacon Street.

Character-defining features include:

- Irregular plan and asymmetrical composition
- Steeply-pitched cross gable, hipped, and gambrel roofs
- Shingle wall and roof cladding
- Towers or turrets
- Broad porches, sometimes wrapping two or more sides
- Wood double-hung windows, typically with divided lights in the upper sash and a single light below, frequently grouped in horizontal bands
- Rusticated stone foundations, first stories, porch piers, and towers
- Classical elements including columns and Palladian windows

### Shingle Style: Extant Example



George B. Adams Residence, 200 E. Beacon Street (c.1880)

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<sup>362</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000), 290.

### **Sub-Theme: American Foursquare**

The American foursquare was one of the most popular house types in the United States from about 1890 well into the 20<sup>th</sup> century. The compact, sparsely ornamented foursquare was an antidote to the ornate Queen Anne and, because of its simplicity, affordability, and ease of construction, was a popular mail-order “kit home.” It is thus found on small urban and suburban lots throughout the country. There are few extant examples of American Foursquare residences in Alhambra.

Character-defining features include:

- Square or rectangular plan and compact, two-story massing
- Symmetrical or asymmetrical composition
- Hipped or pyramidal roof, sometimes with wide boxed eaves and eave brackets or dentil molding
- Central hipped dormer
- Exterior walls finished in horizontal wood siding
- Projecting one-story porch across front, sometimes extending over driveway as a *porte-cochère*
- Wood double-hung windows

### **American Foursquare: Extant Example**



1510 S. Campbell Street (1906)

**Sub-Theme: Neoclassical Cottage**

The term “Neoclassical Cottage” is used to describe simple house forms or cottages with fewer decorative features than other styles from the period. While vernacular residences may display certain characteristics of recognizable styles, especially Queen Anne, decorative detailing is typically confined to the porch or cornice line. There are few extant examples of Neoclassical Cottages in Alhambra.

Character-defining features include:

- Symmetrical façade
- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds
- Bay windows
- Details may include cornice line brackets
- Porch support with turned spindles or square posts



Neoclassical Cottage at 712 Mound Avenue in nearby South Pasadena. Extant examples of the style are rare in Alhambra.



### Sub-Theme: Commercial Vernacular

Although not an officially recognized style, “commercial vernacular” describes simple commercial structures with little decorative ornamentation, common in American cities and towns of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. They are typically brick in construction, with minimal decorative detailing. There are numerous examples of Commercial Vernacular buildings in Alhambra.

Character-defining features include:

- Simple square or rectangular form
- Flat roof with a flat or stepped parapet
- Brick exterior wall surfaces, with face brick on the primary facade
- First-story storefronts, typically with a continuous transom window above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses

### Commercial Vernacular: Extant Examples



3078-3080 W. Valley Boulevard (1926)



1156 W. Valley Boulevard (1931)



200 W. Main Street (1924)

### **Sub-Theme: Mission Revival**

The Mission Revival style is indigenous to California, which drew upon its own colonial past as a counterpart to the Colonial Revival of the Northeastern states. The style grew out of the romanticized image of old California fostered by Helen Hunt Jackson's popular 1884 novel *Ramona*, and through the efforts of writer Charles Fletcher Lummis, who promoted California tourism with his magazine *Land of Sunshine* and founded the Landmarks Club in 1895 to restore the crumbling Spanish missions. Beginning in about 1890 California architects borrowed and freely adapted features of the California missions, including bare plaster walls, curvilinear bell parapets or *espadañas*, arcades, and tile roofs, often in combination with elements of other styles. Never common beyond the Southwest, its regional popularity was spurred by its adoption by the Santa Fe and Southern Pacific Railroads as the preferred style for train stations and resort hotels, where the original scale of the missions could be more successfully replicated. The style was less successful and therefore rarer in residential applications, but continued in decreasing use until at least 1920. There are numerous examples of Mission Revival style residences in Alhambra.

Character-defining features include:

- Red clay tile roofs with overhanging eaves and open rafters
- Shaped parapets
- Cement plaster exterior wall finish
- Arched window and door openings
- Details may include bell towers, arcades, quatrefoil openings or patterned tiles

### **Mission Revival: Extant Example**



1417-1419 S. Curtis Avenue (1924)



## **THEME: CRAFTSMAN**

Craftsman architecture grew out of the late 19<sup>th</sup> century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20<sup>th</sup> century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various Revival styles. There are numerous examples of Craftsman residences in Alhambra's neighborhoods.

Character-defining features include:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry

- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)

### **Craftsman: Extant Examples**



824 N. Marguerita Avenue (1909)



1708 S. 2<sup>nd</sup> Street (1912)



1025 S. 4<sup>th</sup> Street (1914)

### Sub-Theme: Airplane Bungalow

Airplane Bungalows date from the early 1900s and reached their peak of popularity in the late 1910s. The Airplane Bungalow is a variation of the one-story Craftsman bungalow and shares many of its character-defining features, including a usually asymmetrical composition, low-pitched gable roof, wide overhanging eaves with exposed rafter tails, wood shingles or horizontal wood siding, and a wide porch. The distinguishing feature of the Airplane Bungalow is a small second story in the middle of the house, usually of only one or two rooms, that rises above the surrounding roof. The influence of Japanese architecture is common in Airplane bungalows, exhibited in *torii*-inspired post-and-beam joinery, flaring eaves and ridges, and corresponding curved bargeboards.

Character-defining features include:

- Small, one- or two-room second story in the middle of the roof
- Japanese influences including Asian-inspired post-and-beam joinery, flared eaves and ridges, and curved bargeboards.

### Airplane Bungalow: Extant Examples



1609 S. 2<sup>nd</sup> Street (1913)



1616 S. 2<sup>nd</sup> Street (1912)

### Sub-Theme: Swiss Chalet Style

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

### Swiss Chalet: Extant Examples



639 N. Bushnell Avenue (1906)



1619 S. 2<sup>nd</sup> Street (1910)

### **Sub-Theme: English-Influenced Craftsman**

The English-influenced Craftsman style, as its name implies, is a hybrid that exhibits a stronger resemblance to the late 19<sup>th</sup> century British roots of the Arts and Crafts movement than does the typical California Craftsman. English-influenced Craftsman houses typically have a more compact plan and a more vertical emphasis than their Craftsman counterparts, moderate to steeply pitched gable, hipped, or jerkinhead roofs, dormers, bay windows, and sometimes decorative half-timbering in the gable ends and at second stories with cement plaster or brick veneer at the first story. They also frequently feature exterior walls clad in wood shingles or horizontal siding and wide front porches characteristic of the Craftsman style.

Character-defining features include:

- Irregular or rectangular plan with 1 ½ or 2-story massing
- Typically asymmetrical composition
- Moderately- to steeply-pitched gable, hipped, or jerkinhead roof, usually with overhanging eaves and exposed rafter tails
- Usually one or more dominant front-facing cross gables
- Dormers and/or bay windows
- Decorative half-timbering at second stories and gable ends
- Wood shingle, horizontal wood siding, brick, or cement plaster exterior wall finish, sometimes in combination
- Divided light casement or double hung wood windows in various groupings, sometimes with leaded glass or diamond-patterned lights
- Prominent chimney with decorative brickwork

### **English-Influenced Craftsman: Extant Example**



Fred W. Marshall Residence, 1601 S. 4<sup>th</sup> Street (1907)



### **Sub-Theme: Japanese-Influenced Craftsman**

The influence of Japanese architecture in the Craftsman style is usually traced to the works of Charles and Henry Greene, who had been deeply impressed by the Japanese pavilion at the 1893 Chicago world's fair. This influence is evident in the complex roof trusses and brackets, lanterns, and especially the beautifully joined wood interiors for which the Greenes were noted. These subtle Japanese-inspired features became staples of many large and small Craftsman-style houses and were sometimes joined with more overt Japanese references, especially multi-gabled, pagoda-like roofs with flared ridges and eaves, battered stone piers supporting porch roofs, and *torii*-style gateways.

Character-defining features include:

- Complex, elaborately joined wood trusses and brackets
- Multi-gabled roofs with flared ridges and eaves
- Battered stone piers
- *Torii*-style gateways
- Decorative hanging and standing lanterns

### **Japanese-Influenced Craftsman: Extant Example**



1801 S. 2<sup>nd</sup> Street (1914)

### **Sub-Theme: Industrial Vernacular**

The term “Industrial Vernacular” is used to describe simple industrial buildings with little or no distinguishing decorative features. These buildings are characterized by their utilitarian design, prosaic materials, and lack of any characteristics of recognizable styles. This term encompasses buildings constructed as airport structures (i.e. hangars), factories, and packing houses.

Prior to the widespread use of electric lighting, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior. With the development of better illumination from fluorescent bulbs, manufacturers changed their focus in design from capitalizing on available light to controlling lighting and ventilation through closed systems. Controlled conditions factories are distinguished by their minimal use of windows for light and ventilation. While some windows may be located on the front-facing façade or on an attached office, the building relies on internal systems for circulation and climate control. There are several examples of Industrial Vernacular buildings in Alhambra, particularly east of Fremont Avenue and north of Mission Road.

Character-defining features include:

- Square or rectangular plan and simple massing
- One- or two-story height
- Flat, truss, or sawtooth roof, usually with parapet
- Roof monitors, skylights or clerestory windows
- Brick masonry construction, expressed or veneered in cement plaster
- Divided-light, steel-sash awning, hopper, or double-hung windows
- Loading docks and doors

### **Industrial Vernacular: Extant Example**



624 S. Palm Avenue (1955)



## **THEME: 20<sup>TH</sup> CENTURY REVIVALS**

### **Sub-Theme: Tudor Revival**

The Tudor Revival style is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19<sup>th</sup>-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16<sup>th</sup> and 17<sup>th</sup> centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

High style Tudor Revival houses are typically two and sometimes three stories in height with steeply-pitched, multi-gable roofs; slate roof shingles are found in the finer examples, but wood shakes and composition shingles are also common. At least one front-facing gable is almost universally present as a dominant façade element. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are veneered in brick or stone, or feature decorative half-timbering, sometimes in elaborate patterns, with plaster between, which mimics the appearance of medieval construction techniques. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Main entrances are frequently set in crenellated turrets or under secondary gables with catslides, and feature paneled wood doors framed by four-centered pointed arches. Projecting exterior chimneys with multiple flues and elaborate brickwork are sometimes located on the primary façade.

Sub-types of the Tudor Revival style include the Storybook cottage. The Storybook cottage is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular plaster finish. The Storybook style was particularly popular in Hollywood where motion picture set designers sometimes moonlighted as architects.

There are numerous examples of Tudor Revival style residences in Alhambra.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in stone or brick

- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in turret or under secondary gable
- Prominent chimney with elaborate brickwork

### **Tudor Revival: Extant Examples**



1903 Parkview Drive (1940)



401 N. Story Place (1930)



1841 S. Chapel Avenue (1930)

**Sub-Theme: English Revival**

The English Revival style is a sub-type of the Tudor Revival style, which is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19<sup>th</sup>-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16<sup>th</sup> and 17<sup>th</sup> centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

English Revival houses are simpler than their high-style Tudor Revival counterparts. They are typically two stories in height with steeply-pitched, multi-gable roofs usually clad in wood shakes or composition shingles. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are usually veneered in plaster, with brick or stone used only at the chimney or around the primary entrance. Half-timbering, if used at all, is usually limited to a primary front-facing gable if featured. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Projecting exterior chimneys, usually brick or stone, are frequently used as prominent design features.

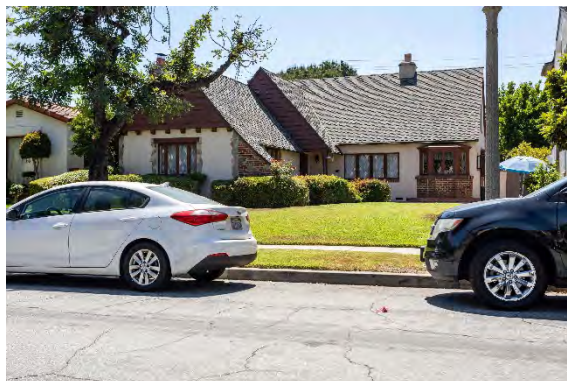
Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched gable roof with wood shake or composition roofing
- Plaster exterior wall cladding; decorative half-timbering or brick details are usually limited or omitted
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Prominent chimney

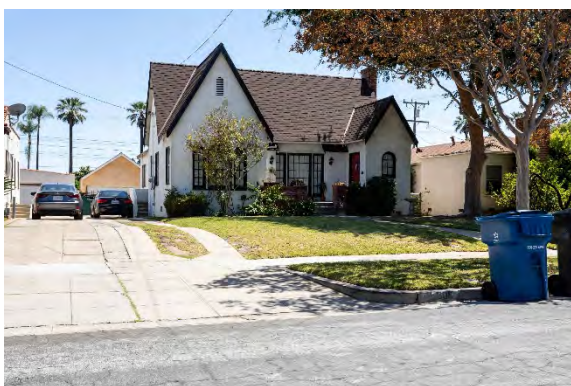
**English Revival: Extant Examples**



2845 Midwick Drive (1935)



1125 S. 4<sup>th</sup> Street (1935)



306 E. Adams Avenue (1927)



423 N. Almansor Street (1925)

### **Sub-Theme: Spanish Colonial Revival**

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque *Churrigueresque* style of Spain and Mexico. The *Churrigueresque* style, with intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate “grand tour” of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a “native” California architectural style and romanticize the area’s colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state’s actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, and coincided with Southern California’s population boom of the 1920s. It shaped the region’s expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean *mélange* of eclectic variations (see Mediterranean Revival Style). It was sometimes combined, although much less frequently, with the emerging Art Deco and Moderne styles.

Spanish Colonial Revival style residences are among the most prevalent in Alhambra’s built environment. A majority of examples are modest residences and commercial buildings, but there are several high-style residential examples in the City.

Character-defining features include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcades or colonnades



- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

### Spanish Colonial Revival: Extant Examples



10 Halstead Circle (1924)



1812 S. 6<sup>th</sup> Street (1931)



1200 W. Main Street (c. 1930)



1136 S. 3<sup>rd</sup> Street (1931)

### **Sub-Theme: Mediterranean Revival**

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Much of the American architecture of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries can be broadly classified as ultimately Mediterranean in origin, including the Beaux Arts, Mission Revival, Spanish Colonial Revival, and Italian Renaissance Revival styles. By the 1920s, the lines between these individual styles were frequently blurred and their distinguishing characteristics blended by architects who drew inspiration from throughout the Mediterranean region. These imaginative combinations of details from varied architectural traditions resulted in the emergence of a distinct Mediterranean Revival style.

In contrast to the more academic and more literal interpretations such as the Andalusian-influenced Spanish Colonial Revival style or the restrained, dignified Italian Renaissance Revival style, the broader Mediterranean Revival frequently incorporated elements of Italian and Spanish Renaissance, Provençal, Venetian Gothic, and Moorish architecture into otherwise Spanish Colonial Revival designs. The Mediterranean Revival style is sometimes more formal and usually more elaborately composed and ornamented than the simpler, more rustic Spanish Colonial Revival style, and often more flamboyant than the sober Italian Renaissance Revival style. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

There are several examples of Mediterranean Revival style residences in Alhambra.

Character-defining features include:

- Frequently symmetrical façade
- Rectangular plan and two-story height
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves, or eave cornice
- Exterior walls veneered in smooth plaster
- Wood-sash casement windows, typically with divided lights; sometimes double-hung windows; Palladian windows or other accent windows
- Arched door or window openings
- Elaborate door surrounds
- Arcades, colonnades, or loggias
- Terraces and stairs with cast stone balustrades
- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers



- Decorative terra cotta or glazed ceramic tile work

### **Mediterranean Revival: Extant Examples**



Eli Harvey Residence, 130 Champion Place (1929)

### **Sub-Theme: Monterey Colonial Revival**

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.<sup>363</sup>

The style was revived beginning in the mid- to late 1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. It reached the height of its popularity in Southern California in the 1930s, with some examples constructed in the early 1940s. The Monterey Colonial Revival style replaced adobe construction with wood framed walls veneered in smooth plaster and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

There are several examples of Monterey Colonial Revival style residences in Alhambra.

Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster-veneered exterior walls devoid of surface ornament
- Second-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters
- Recessed entrances with paneled wood doors

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<sup>363</sup> Monterey County Historical Society, "Monterey's Larkin House Adobe and Garden," <http://www.mchsmuseum.com/larkinhouse.html> (accessed September 2013).

**Monterey Colonial Revival: Extant Examples**



1815 W. Hellman Avenue (1928)



1132 S. 3<sup>rd</sup> Street (1931)

### **Sub-Theme: French Revival**

French Revival style architecture in Southern California often consists of two sub-types, Chateausque and French Provincial. The Chateausque style is loosely modeled on the 16<sup>th</sup> century chateaux of France's Loire Valley and combines features of French Gothic and Renaissance architecture. The style gained popularity in the United States in the late 19<sup>th</sup> century and is most closely associated with Richard Morris Hunt, the first American architect to study at the *École des Beaux-Arts* in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. Chateausque style buildings are typically two or more stories in height and feature multiple, steeply-pitched hipped roofs with towers, turrets, spires, tall chimneys, and highly ornamented dormers. Exterior walls are usually veneered in stone, brick, or scored plaster, and are ornamented with classical pilasters, stringcourses, and cornices. Windows are typically divided light wood casements and are frequently paired or grouped with prominent mullions.

The more modest French Provincial style was popularized after World War I and is based upon country houses of the French provinces, including Normandy. Although it shares several basic features with the more elaborate Chateausque style, the French Provincial style is much simpler in its composition and detailing. It is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and divided light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers. The Norman variation usually features decorative half-timbering and a circular entrance tower with a conical roof.

There are relatively few examples of French Revival architecture in Alhambra.

Character-defining features of the Chateausque style include:

- Multiple, steeply pitched hipped roofs
- Complex massing
- Stone, brick, or scored plaster veneer at exterior walls
- Towers, turrets, and spires
- Highly ornamented dormers
- Tall chimneys
- Divided light wood casement windows, paired or grouped, with prominent mullions
- Classical pilasters, stringcourses, and cornices
- Detached garage at rear of property
- Character-defining features of the French Provincial style include:
- Steeply pitched hipped roofs with flared eaves and eave cornice
- Rectangular plan and simple massing

- Smooth plaster veneer at exterior walls
- Divided light, wood sash casement or double hung windows that sometimes break the cornice line
- Louvered wood shutters
- Decorative half-timbering and circular entrance tower with conical roof (Norman variation)

### **French Revival: Extant Examples**



3201 W. Commonwealth Ave (1930)

### **Sub-Theme: American Colonial Revival**

American Colonial Revival describes a varied style that combines a number of architectural features found throughout the American Colonies, particularly in New England. The style has neither the strict formality of the Georgian Revival nor the decorative embellishments of the Neoclassical, although it sometimes incorporates elements of both. It also adapts elements of Dutch colonial architecture, such as the gambrel roof. American Colonial Revival buildings are typically one or two stories in height, and are sometimes symmetrical but frequently asymmetrical, with rectangular, L-shaped, or irregular plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details. Some American Colonial Revival houses have small, pedimented porches, while others have shed-roofed porches supported on wood posts extending the length of the primary façade.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19<sup>th</sup> century were rarely accurate reproductions, but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. The American Colonial Revival style was popular for grand homes in the early 20<sup>th</sup> century, and by the 1920s was being applied to more modest homes. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. Local examples primarily date from the 1930s and early 1940s, and often are a simplified version of the style.

There are several examples of American Colonial Revival style architecture in Alhambra.

Character-defining features include:

- Side gable or cross gable roof, sometimes with dormers
- Asymmetrical composition (occasionally symmetrical)
- Horizontal wood siding at exterior walls
- Paneled wood entry door, sometimes with sidelights, transom light, or fanlight
- Double hung, divided light wood sash windows, usually with louvered wood shutters
- Projecting front porch
- Prominent brick chimney



**American Colonial Revival: Extant Examples**



301 N. Story Place (1935)



### **Sub-Theme: Georgian Revival**

The Georgian style was the predominant architectural style in Great Britain and her North American colonies throughout the 18<sup>th</sup> century. It takes its name from the three kings – George I, George II, and George III - whose successive reigns (1714-1820) encompassed the period, but its stylistic elements were probably fixed by the end of the 17<sup>th</sup> century. The Georgian style combined traditional elements of late medieval English architecture, such as steeply-pitched roofs, towering chimneys, and dormers, with the strict proportions, symmetrical composition and Classical detailing of the Italian Renaissance as well as a recent invention, the vertical sliding sash (double hung) window. Inspired by pattern books and constructed by prosperous merchants and planters, the Georgian houses of the American Colonies were smaller and less ornate, but no less stately, than their British counterparts and projected the same aura of dignity and gentility. In the late 18<sup>th</sup> century the sober, restrained Georgian style gave way to the lighter, more ornate Adam style.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19<sup>th</sup> century were rarely accurate reproductions, but rather took elements of Georgian architecture and applied them to Victorian buildings. In the early 20<sup>th</sup> century architects began to produce more accurate interpretations that featured historically correct proportions and details. The Georgian Revival style is characterized by a rectangular plan and a formal, symmetrical, 5-bay composition; restrained use of Classical ornament; hipped or side gable roof with eave cornice, sometimes with dormers; tall chimneys; and double hung, divided light wood sash windows. Georgian Revival buildings of the 1920s and 1930s sometimes also feature Adam (Federal), Palladian, or other Neo-Classical elements such as columned, pedimented porticos or Venetian (Palladian) windows.

There are few examples of Georgian Revival style residences in Alhambra.

Character-defining features include:

- Hipped or side gable roofs with eave cornice; sometimes dormers
- Rectangular plan and regular massing
- Symmetrical façade, typically 5 bays wide
- Exterior walls veneered in brick; occasionally wood siding
- Main entrance centered on front façade, with paneled wood door flanked by Classical pilasters or columns supporting a pediment
- Double hung, divided light wood sash windows, sometimes with louvered or paneled shutters
- Prominent brick chimney(s)

**Georgian Revival: Extant Example**



927 N. Bushnell Avenue (1924)

### **Sub-Theme: Neoclassical**

Neoclassical styles include elements of the late 18<sup>th</sup> century Classical Revival and Adam (Federal) styles as well as the early 19<sup>th</sup> century Greek Revival style, sometimes combining them in the same building. The Classical Revival style was influenced by the work of the 16<sup>th</sup> century Italian architect Andrea Palladio, who adapted Roman temple forms to residential design. The style is characterized by a dominant entrance portico, usually full height, with classical columns supporting a pediment, and the frequent use of the tripartite Venetian (Palladian) window as a focal point. The Classical Revival style was championed in the United States by Thomas Jefferson, whose designs for the Virginia state capitol, the University of Virginia, and his own home, Monticello, are among the finest American examples of the style.

The related Adam style, a contemporary of the Classical Revival, is based on the work of the Scottish architects and designers Robert, John, and James Adam, who lightened the sober, rectilinear Georgian style by adding round arches, semicircular niches, domes, semicircular or elliptical fanlights, and delicate classical Roman decorative details such as swags, garlands, urns, and grotesques in cast plaster or brightly-colored paint. Both the Classical Revival and the Adam styles were popular in the post-Revolutionary War United States (where the Adam style is known as the Federal style on patriotic principle) from the 1780s until the 1830s, by which time both were supplanted by the Greek Revival style.

The Greek Revival was based on classical Greek, rather than Roman, precedents and was popular in the United States from about 1830 until the outbreak of the Civil War. It is usually characterized by simple forms and bold classical details, including Etruscan or Greek Doric columns and heavy entablatures at the eave and porch.

The Neoclassical styles did not achieve the broader popularity of their related American Colonial Revival contemporary in the 1920s and 1930s. The style is best identified by its symmetrical façade typically dominated by a full-height porch with the roof supported by classical columns. Like the Renaissance Revival, this style was widely used for imposing civic buildings, institutional buildings, and banks.

There are few examples of Neoclassical buildings in Alhambra.

Character-defining features include:

- Symmetrical façade
- Rectangular plan, sometimes with side wings
- Low-pitched hipped or side gable roof
- Exterior walls clad in masonry veneer or horizontal wood siding
- Paneled wood entrance door with sidelights, transom light, and classical surround
- Double-hung, divided light wood sash windows, sometimes with louvered wood shutters

- Venetian (Palladian) window or round or elliptical accent windows (Classical Revival and Adam/Federal)
- Semicircular or elliptical fanlights over entrance doors (Classical Revival and Adam/Federal)
- Pedimented entrance portico, usually full height, supported on classical columns (Classical Revival and Greek Revival)
- Wide classical entablatures (Greek Revival)
- Roof balustrade (Classical Revival and Adam/Federal)
- Decorative details including swags, garlands, urns, and grotesques (Adam/Federal)

### **Neoclassical: Extant Examples**



Christian Science Church, 200 W. Commonwealth Avenue (1922)

## **THEME: EARLY MODERNISM**

### **Sub-Theme: International Style**

The International Style – an architectural aesthetic that stressed rationality, logic, and a break with the past – emerged in Europe in the 1920s with the work of Le Corbusier in France, and Walter Gropius and Ludwig Mies van der Rohe in Germany. The United States became a stronghold of Modern architecture after the emigration of Gropius, Mies, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce modern architecture to Southern California in the 1920s. Their buildings were minimalist in concept, stressed functionalism, and were devoid of regional characteristics and nonessential decorative elements. In 1932, the Museum of Modern Art hosted an exhibition, titled simply "Modern Architecture," that featured the work of fifteen architects from around the world whose buildings shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock and Philip Johnson in the accompanying catalog.

The early impact of the International Style in the United States was primarily in the fields of residential and small-scale commercial design. The economic downturn of the Depression, followed by World War II, resulted in little architectural development during this period. It was not until the postwar period that Americans embraced Modernism, and its full impact on the architectural landscape is observed. Within the International Style, two trends emerged after World War II. The first emphasized the expression of the building's function, following the early work of Walter Gropius, who created innovative designs that borrowed materials and methods of construction from modern technology. He advocated for industrialized building and an acceptance of standardization and prefabrication. Gropius introduced a screen wall system that utilized a structural steel frame to support the floors and which allowed the external glass walls to continue without interruption.

The second postwar trend in the International Style is represented by Mies van der Rohe and his followers. Within the Miesian tradition there are three subtypes: the glass and steel pavilion, modeled on Mies' design for the Barcelona Pavilion (1929); the skyscraper with an all-glass curtain wall like his Seagram Building (1954) in New York; and the modular office building like his design for Crown Hall (1955) at the Illinois Institute of Technology (IIT). While "form follows function" was the mantra of Gropius, "less is more" was the aphorism of Mies. He focused his efforts on the idea of enclosing open and adaptable "universal" spaces with clearly arranged structural frameworks, featuring pre-manufactured steel frames spanned with large sheets of glass.

Pure examples of the International Style are rare. There is one known example of the style in Alhambra.

Character-defining features include:

- Rectangular massing

- Balance and regularity, but not symmetry
- Clear expression of form and function
- Steel frame structure used as an organizing device
- Elevation of buildings on tall piers (*piloti*)
- Flat roofs
- Frequent use of glass, steel, concrete, and smooth plaster
- Horizontal bands of flush windows, often meeting at corners
- Absence of ornamentation
- Column-free interior spaces

### **International Style: Extant Example**



2221 S. Westboro Avenue (1930)

**Sub-Theme: Art Deco**

Art Deco originated in France in the 1910s as an experimental movement in architecture and the decorative arts. It developed into a major style when it was first exhibited in Paris at the 1925 *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, from which it takes its name. The Exposition's organizers had insisted on the creation of a new, modern aesthetic. The architecture of the Art Deco movement rejected the rigid organizational methods and classical ornamentation of the Beaux Arts style. It emphasized a soaring verticality through the use of stepped towers, spires, and fluted or reeded piers, and embraced highly stylized geometric, floral and figurative motifs as decorative elements on both the exterior and interior. Ornate metalwork, especially aluminum, glazed terra cotta tiles, and bright colors were hallmarks of the style.

Art Deco was the first popular style in the United States that consciously rejected historical precedents. It was instead a product of the Machine Age and took its inspiration from industry and transportation. Art Deco was employed primarily in commercial and institutional buildings, and occasionally in multi-family residential buildings. It was rarely used for single-family residences. By the mid-1930s, in the depths of the Great Depression, the highly decorated style was already viewed as garish and overwrought, and it was soon abandoned in favor of the cleaner, simpler Streamline Moderne style.

There are few examples of Art Deco architecture in Alhambra.

Character-defining features include:

- Vertical emphasis
- Smooth wall surfaces, usually of plaster
- Flat roofs with decorative parapets or towers
- Stylized decorative floral and figurative elements in cast stone, glazed terra cotta tiles, or aluminum
- Geometric decorative motifs such as zigzags and chevrons
- Stepped towers, piers, and other vertical elements
- Metal windows, usually fixed or casement



**Art Deco: Extant Example**



Ramona Elementary School, 509 W. Norwood Place (1936)

### **Sub-Theme: Streamline Moderne**

The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a purer expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to as PWA Moderne. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture, although Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building with a few Deco elements was not uncommon, but the prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or plaster. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

There are few examples of Streamline Moderne architecture in Alhambra.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses
- Pipe railings along exterior staircases and balconies
- Steel sash windows

**Streamline Moderne: Extant Example**



Mark Keppel High School, 501 E. Hellman Avenue (1940)

**Theme: Minimal Traditional**

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Modern construction methods addressed the builder's need to reduce costs and keep homes affordable to the middle class. Conventional detailing appealed to conservative home buyers and mortgage companies. In Southern California, the style is closely associated with large-scale residential developments of the World War II and postwar periods. Primarily associated with the detached single-family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period.

There are numerous examples of Minimal Traditional residences throughout Alhambra.

Character-defining features include:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Wood shutters
- Lack of decorative exterior detailing

**Minimal Traditional: Extant Examples**



1701 Edgewood Drive (1939)



1017 Azalea Drive (1948)



1600 S. El Molino St (1947)

## **THEME: POST-WORLD WAR II MODERNISM/REGIONAL MODERNISM**

### **Sub-Theme: Mid-Century Modern**

Mid-Century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These postwar architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

There are several examples of Mid-century Modern residential and commercial architecture in Alhambra.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Exposed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Attached carport or garage



- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs

### Mid-Century Modern: Extant Examples



1901 S. Garvey Avenue (1947)



2316 S. Electric Avenue (1952)



2741 S. Fremont Avenue (1963)



### **Sub-Theme: Ranch**

The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West and in particular, the rustic adobe houses of California's Spanish- and Mexican-era *ranchos*. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wood exterior detailing – embodied the mid-20<sup>th</sup> century ideal of “California living.” The Ranch style enjoyed enormous popularity throughout the United States from the 1940s to 1970s. It epitomized unpretentious architecture and dominated the suburbs of the post-World War II period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials.

The most common style of Ranch house is the California Ranch. It is characterized by its one-story height; asymmetrical massing in L- or U-shaped plans; low-pitched hipped or gabled roofs with wide overhanging eaves; a variety of materials for exterior cladding, including plaster and board-and-batten; divided light wood sash windows, sometimes with diamond-shaped panes; and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovecotes, shutters, and iron or wood porch supports. The California Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage that was a prominent architectural feature on the front of the house, and a sprawling layout on a large lot. Floor plans for the tracts of Ranch houses were usually designed to meet the FHA standards so that the developer could receive guaranteed loans.

Another variation on the Ranch house is the Modern Ranch, which was influenced by Mid-Century Modernism. Modern Ranches emphasized horizontal planes more than the California Ranch, and included modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements resulted in Asian variations.

There are numerous examples of Ranch style residences in Alhambra.

Character-defining features include:

- One-story
- Sprawling plan
- L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade
- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents

- Divided light wood sash windows (picture, double-hung sash, diamond-pane)
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes, extended gables, or scalloped barge boards
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens

### **Ranch House: Extant Examples**



3309 Viscount Street (1954)



2325 Roark Drive (1951)

### Sub-Theme: Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes.

There are few examples of the Googie style in Alhambra.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon

### Googie: Extant Examples



850 W. Valley Boulevard (1967)



Prebles Restaurant, 201 W. Main Street (1964)

### **Sub-Theme: Programmatic/Mimetic**<sup>364</sup>

Programmatic/Mimetic buildings are a specific commercial architectural type common along the roadside during the 1920s and 1930s. Programmatic/Mimetic buildings are, above all, objects that need to be viewed in three dimensions and the sprawl allowed by the passenger car. Larger lots surrounded by parking made this possible. At the same time, the speed of passing vehicles gave the large-scale advertising innate in the Programmatic/Mimetic form an advantage over the more discreet signs of the earlier pre-automobile commercial outlets.

Programmatic/Mimetic architecture evolved between 1918 and 1950, but was most prevalent between 1928 and 1934. The property type represents a unique expression of American roadside design which conveys an advertising message through adaptations in the building form itself. The term “programmatic” refers to structures whose form is directly related to the products sold within, such as a hot dog stand in the form of a hot dog. “Mimetic” refers to buildings which mimic forms which are not related to the building’s use but may be related to the name of the original business, such as a restaurant in the form of a derby hat, or the spirit of the activity housed within, such as a bar in the form of a giant beer barrel. In both cases, these structures take the form of objects not normally associated with architecture, including food, animals, or household items. Extant examples are rare.

Programmatic/Mimetic roadside buildings could be found throughout the country, but were particularly well-suited to Southern California. The mild climate and the resulting local tradition of inexpensive stucco-on-wood-frame construction made them easy and cheap to build. The stucco-on-wood-frame construction also allowed for a greater freedom of form than could be achieved with the masonry or clapboard exteriors typical elsewhere.

Programmatic/mimetic architecture is typically applied to low-scale commercial buildings, particularly those along well-trafficked automobile corridors. This architecture was primarily applied to restaurants, food stands, and retail stores. The term “Programmatic/Mimetic” should not be applied to thematic signage applied to an otherwise ordinary building form, or to buildings that adopt a fantasy architectural theme.

There are few extant examples of programmatic/mimetic architecture in Alhambra.

Character-defining features include:

- Typically a low-scale commercial building
- Primarily applied historically to restaurants, food stands, and retail stores
- Conveys an advertising message through adaptations in the building form itself

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<sup>364</sup> The following discussion of mimetic architecture has been excerpted and adapted from SurveyLA Los Angeles Historic Resources Survey, “Context: Commercial Development, 1850-1980; Theme: Commercial Development and the Automobile, 1910-1970; Sub-theme: Programmatic/Mimetic, 1918-1950,” August 2016, [https://planning.lacity.org/odocument/3007ea6e-c4dd-42ec-bede-b109293f2873/CommercialDevelopmentandtheAutomobile\\_1910-1970.pdf](https://planning.lacity.org/odocument/3007ea6e-c4dd-42ec-bede-b109293f2873/CommercialDevelopmentandtheAutomobile_1910-1970.pdf) (accessed November 2021), 29-31.

- Takes the form of an object not normally associated with architecture, such as food, animals, or household items
- Of the layouts typical of adapting to the needs of the automobile (e.g. free-standing on a roadside setting to allow for viewing from the automobile)
- May be linked to particular companies and/or designers

### **Programmatic/Mimetic: Extant Examples**



Crawford's Corner, 1485 E. Valley Boulevard  
(1964)



Chili Bowl, 501 W. Valley Boulevard (1941)



### **Sub-Theme: New Formalism**

New Formalism is a sub-type of Late Modern architecture that developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had earlier achieved prominence working within the International Style and other Modernist idioms.

There are few examples of New Formalist architecture in Alhambra.

Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas, and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal

### **New Formalism: Extant Example**



Alhambra Court House, 150 W. Commonwealth Avenue (1971)

### **Sub-Theme: Late Modernism**

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-Century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman.

There are few examples of Late Modern architecture in Alhambra.

Character-defining features of Late Modern style include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

### **Late Modern: Extant Example**



Sears, Roebuck & Co. Pacific Coast Territory Administrative Offices Tower, 900 S. Fremont Avenue (A.C. Martin & Associates; 1971)



*Eligibility Standards*

<b>Property Types</b>	Properties eligible under this context may be any property type: Residential, Commercial, Institutional, or Industrial	
<b>Criteria</b>	National Register: C	California Register: 3
<b>Period of Significance</b>	1875-1980	
<b>Significance</b>	<p>Properties significant for their architectural merit are evaluated under this context, which includes separate themes for the predominant architectural styles found in the city.</p> <p>Individual residential properties that are eligible under this criterion may be significant as:</p> <ul style="list-style-type: none"> <li>• A good/excellent or rare example of an architectural style, property type, or method of construction. Eligible examples typically exhibit high quality of design and distinctive features.</li> <li>• A distinctive work by a noted architect, landscape architect, builder, or designer.</li> </ul>	

A collection of residences that are linked geographically and are unified by a single architectural style or multiple styles that collectively convey similar characteristics (e.g. examples of multiple Period Revival styles from the 1920s and 1930s), may be eligible as a historic district. Eligible districts may span several periods of development and may also be significant for representing a pattern of development under Criterion A/1. District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Tract features, including street lights, landscaping, parkland, and other amenities may contribute to the significance of the district.

Many resources that are eligible under this context may also be significant under other contexts as well.

**Registration Requirements:**

- Individual Resource:
  - Dates from the period of significance of the applicable theme; and

- Represents a rare or good/excellent example of the style or type with high quality of design and distinctive details; and
- Displays most of the character-defining features of the style or type; and
- Retains the essential aspects of historic integrity
- Historic district:
  - Retains a significant concentration of contributors dating from the period of significance; and
  - Represents a collection of buildings designed in a singular architectural style or multiple styles that convey similar architectural quality and cohesive physical characteristics; and
  - If residential: displays most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
  - Reflects planning and design principles from the period; and
  - Retains the essential aspects of historic integrity.

#### **Integrity Considerations:**

- A property that is eligible for designation as a good/excellent or rare example of its style or type should retain most – though not necessarily all – of the character-defining features of the style.
- A property that is significant for its architectural/design merit should retain integrity of Design, Materials, Workmanship, Feeling, and Association, at a minimum.
- Eligible bungalow courts and courtyard apartments must retain their original plan and layout.
- Landscape and hardscape features may also be contributing features to eligible multi-family residential properties.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.
- A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.

- A property is not eligible if it retains some basic features conveying massing but has lost the majority of features that once characterized its style.
- Additions may be acceptable if not within public view, do not alter the original roofline, and are subordinate to the original design intent
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- If it is a rare surviving example of its style or type, a greater degree of alteration may be acceptable
- For historic districts:
  - The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
  - A contributing property must retain integrity of location, design, setting, feeling, and association in order to contribute to significance of the historic district.
  - The district must retain a strong sense of time and place from the period of significance.
  - Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable. However, major alterations to individual residences, such as substantial additions that are visible from the public right-of-way or alter the original roofline, and loss of significant historic fabric (e.g. replacement of windows, and doors, and wall cladding in a single residence) would not be acceptable and the building would be considered a non-contributor to the district.
  - Original tract features may also be contributing features to the historic district.

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*Appendices***APPENDIX A – DEVELOPMENT CHRONOLOGY**

The Alhambra Hotel, circa 1887. *USC Digital Library.*

## APPENDIX A – DEVELOPMENT CHRONOLOGY

### NATIVE AMERICAN SETTLEMENT

The area’s earliest known inhabitants were members of the Tongva tribe, hunter-gatherers who resided throughout the region that is now Los Angeles County.

### EUROPEAN EXPLORATION (1542-1769)

- 1542 Portuguese navigator Juan Rodríguez Cabrillo becomes the first European to explore what is now the West Coast of the United States.
- 1602 Navigator Sebastian Vizcaíno further investigates the Pacific Coast region.

### SPANISH RULE (1769-1821)

- 1769 The Spanish government dispatches an expedition led by Gaspar de Portolá to conduct an inland exploration of California.
- The first recorded reference to Alhambra (“El Susa”) appears in the diary of Fr. Juan Crespi, a missionary with the Portolá expedition.
- 1771 *Mission San Gabriel Arcángel* is founded on the banks of the San Gabriel River.
- 1776 Due to severe flooding, the Mission is relocated to higher ground in present-day San Gabriel.
- 1781 *El Pueblo de Nuestra Señora la Reina de los Ángeles del Río de Porciúncula* is founded on September 4<sup>th</sup>, the second town created during the Spanish colonization of Alta California.

### MEXICAN RULE (1821-1849)

- 1821 Mexico wins its independence from Spain, making Alta California part of Mexico.

- 1833** The Mexican Congress passes an act to secularize the California missions.
- 1838** The 128.26-acre Rancho Huerta de Cuati is granted to Hugo Reid and his wife, Victoria Bartolomea Comicrabit.
- 1848** The Treaty of Guadalupe Hidalgo ends the Mexican-American War and cedes Alta California to the United States.
- 1849** Gold is discovered at Sutter’s Mill in Coloma, California, sparking a gold rush that prompts hundreds of thousands of people to descend upon Alta California. The discovery also gives rise to the development of the mining industry in California, which transforms the Southern California landscape and brings scores of new settlers to the region.

### **EARLY CALIFORNIA (1850-1874)**

- 1850** California is admitted to the Union on September 9<sup>th</sup>, becoming its 31<sup>st</sup> state.

Congress passes the Foreign Miners’ Tax of 1850, which imposes a tax of \$20 per month on foreign miners. The Act is later repealed in 1851, but is subsequently replaced with another law in 1852, which imposes a tax of only three dollars per month and is increased multiple times in subsequent years. Both Acts are adopted in an effort to restrict foreign competition in mining, and are largely designed to limit the activities of Chinese miners.

Congress passes the Act for the Government and Protection of Indians, also known informally as the Indian Indenture Act. The Act regulates certain employment terms that allow for the separation of Indigenous parents from their children, displacing local Tongva communities and leading to the enslavement and enforced labor of Native Americans in the state. The Act also redefines legal definitions of certain criminal activities and punishments and incentivizes harassment and violence toward Native Americans under the guise of punishment, resulting in widespread exploitation.

- 1851** Congress passes the California Land Act, which requires all holders of Spanish and/or Mexican land grants to present their titles for verification by the Public Land Commission, which was charged with determining the validity – or lack thereof – of land grants

previously assigned by both the Mexican and Spanish authorities under earlier periods of rule. Adoption of the Land Act contributed to the breakup of expansive rancho lands that dominated the Southern California landscape and created newfound availability that attracted settlers looking for smaller acreages to the area. The shift helped fuel one of the region's earliest land booms and sparked the transformation of the area from a rancho economy to a more complex model as land became available for other purposes.

- 1852** Hugo Reid dies on December 12<sup>th</sup>.
- 1854** Benjamin Davis “Don Benito” Wilson acquires Rancho Huerta de Cuati from Hugo Reid’s widow, Victoria Comicrabit Reid, and dubs the property “Lake Vineyard.”
- 1857** Congress passes the California Overland Mail Act, which authorizes overland mail delivery service to California and promises government aid to any company that can reliably transport mail from St. Louis to San Francisco twice a week and guarantee its arrival within twenty-five days. Passage of the law sparks the launch of a stagecoach line carrying both passengers and overland mail to and from California in 1858.
- 1861** The first transcontinental telegraph line is completed, eliminating gaps in transmission in Nevada and creating a link between St. Joseph, Missouri, and Sacramento, which allows telegrams to be transmitted between the East and West Coasts for the first time.
- 1867** Wilson’s daughter, Maria de Jesus Wilson, marries James De Barth Shorb, who joins his father-in-law in developing his San Gabriel Valley land holdings.
- 1869** The Transcontinental Railroad is completed on May 10<sup>th</sup>. Its construction links Union Pacific Railroad lines in the east and Central Pacific Railroad lines in the west, making overland transport possible between the East and West Coasts.
- 1870s** As population increases in Los Angeles County, the cost of government increases and property taxes are raised – eventually to as much as fifty cents per acre. Wilson begins to consider subdividing Lake Vineyard in order to raise money.



- 1873** The Southern Pacific Railroad line through the San Gabriel Valley is completed, paving the way for expanded agricultural activities as well as residential and commercial development.
- 1874** B. D. Wilson subdivides a portion of Lake Vineyard for development as the Alhambra Tract (MR003-266), which is surveyed in June.

### **EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)**

- 1875** Congress passes the Page Act, the first restrictive immigration law to be adopted in America. The Act marks the end of open borders by effectively barring the entry of Chinese laborers into the United States. Though the Act applies to both sexes in theory in an effort to prevent forced labor, in practice Chinese women are selectively targeted in order to prevent them from engaging in prostitution with white American males.
- Acreage in the Alhambra Tract is offered for sale to the public for the first time in April.
- Wilson and Shorb – along with several associates – establish the Lake Vineyard Land and Water Association, which is incorporated in May.
- 1876** The Alhambra Tract is recorded in September.
- The Alhambra Addition Tract (MR003-298) is surveyed in October and recorded in December.
- 1877** All five and ten-acre plots in the Alhambra Tract are sold within two years.
- 1878** St. James Chapel, a 20x35-foot frame building, is dedicated in January. It remains the only church building in Alhambra until 1888.
- Benjamin Wilson dies on March 11<sup>th</sup>.
- 1880** At least 25 families reside in Alhambra.
- 1880s** The land boom of the 1880s prompts many owners of parcels in the original Alhambra and Alhambra Addition Tracts to subdivide their

acreage into smaller lots to meet the demand for land and housing in the area.

- 1882** Congress passes the Chinese Exclusion Act, which prohibits the immigration of Chinese laborers. It is the first law to be implemented specifically to prevent a particular ethnic or cultural group from immigrating to the United States.

The San Gabriel Winery is established.

- 1883** The demand for land prompts the first subdivision recorded in Alhambra when G. B. Adams divides six lots in the Alhambra Addition tract into twelve smaller parcels (MR005-121).

- 1885** The Santa Fe Railroad completes a second transcontinental line that now terminates in Los Angeles, breaking the Southern Pacific Railroad's monopoly on the region. A fare war between the now-warring transcontinental railroad companies brings railroad ticket prices to new lows, drawing thousands of tourists and new residents to Southern California.

Alhambra residents begin to focus on developing Main Street as a commercial center, opening the first store in the region in 1885, and the area soon begins to function as a commercial hub for the San Gabriel Valley.

- 1887** The Alhambra Hotel opens for business.

The Southern Pacific Railroad builds a full-service depot at the southeast corner of Garfield Avenue and Marengo Road, with a passenger waiting area, loading dock, Western Union office, and resident stationmaster.

The Alhambra and Pasadena Street Railway is completed in February. The horse-drawn trolley route begins at the Southern Pacific depot at Garfield and Mission and runs north to the Raymond depot of the Santa Fe Railroad in Pasadena.

- 1888** The San Gabriel Valley Rapid Transit Railroad is completed. This line links the new town of Monrovia with Los Angeles via Alhambra.

- 1890** The United States Census records the City's population of 808 residents.
- Ramona Convent Secondary School opens.
- 1893** Alhambra's first hospital is established in a remodeled bungalow by Drs. Milbank Johnson and O. O. Witherbee at the corner of Boabdil (Main) and Second Streets.
- 1896** James De Barth Shorb dies on April 16<sup>th</sup>.
- 1901** The Los Angeles and Pasadena Electric Railway (the predecessor of Pacific Electric) begins construction on the Alhambra line in October.
- 1902** The electric railway line is opened on June 21<sup>st</sup> with cars running through to General Hospital in Los Angeles on a 30-minute schedule.

### **CITY INCORPORATION AND CIVIC IMPROVEMENT (1903-1919)**

- 1903** Alhambra is incorporated as a city on July 11<sup>th</sup>.
- Alfred Dolge comes to Alhambra to establish a felt-making factory, the Alfred Dolge Manufacturing Company, with the financial backing of Henry Huntington, William Kerkoff, and associates.
- 1906** The City files its first building report, noting that 161 construction permits were issued in 1906, with a total value of \$200,343.
- 1908** Dolge's felt company is reorganized as the Alfred Dolge Felt Company, and the company adds the production of piano felt as well as the fabrication of piano hammers and ladies' slippers. The company's name is soon changed to the Standard Felt Company.
- 1910** The United States Census records the City's population of 5,021 residents.
- 1913** The Midwick Country Club opens on April 19<sup>th</sup>.
- 1915** Alhambra becomes a chartered city of the third class on March 8<sup>th</sup>.

- 1917** The United States declares war on Germany on April 6<sup>th</sup>, marking the country's entrance into World War I.
- 1918** A ceasefire and armistice is declared on November 11<sup>th</sup>, marking the conclusion of World War I.

### **CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)**

- 1920** The United States Census records the City's population of 9,096 residents, an increase of 81.16% over the previous decade.
- 1921** Congress passes the Emergency Quota Act, which introduces a quota system – known as the National Origins Formula – for establishing numerical limits on immigration from any particular country. The quota is calculated in a way that favors Northern and Western European countries, and immigration from Eastern and/or Southern European countries as well as non-European countries falls drastically in the following years.
- 1923** Building permit valuations in Alhambra reach \$7,231,330 in 1923, a high that will not be equaled until immediately after World War II.
- Assessed valuation in the City totals approximately \$13,000,000.
- 1924** Congress adopts the Immigration Act of 1924, which places further restrictions on existing immigration quotas and implements a new visa system that requires all non-citizens entering the United States to first obtain a visa from an American embassy or consulate before traveling to America.
- 1929** Stock prices on the New York Stock Exchange plunge, precipitating an economic collapse that results in the Great Depression.
- 1930** The United States Census records the City's population of 29,472 residents, an increase of 224.01% over the previous decade.
- The Alhambra Airport opens in April.
- 1933** The Long Beach earthquake rattles Southern California on March 10<sup>th</sup>. The widespread damage resulting from the 6.4-magnitude earthquake highlights the need to consider earthquake-resistant design in the construction of buildings in the region.

The California State Legislature passes the Field Act on April 10<sup>th</sup>, which mandates earthquake-resistant construction and establishes seismic safety standards for the design and construction of school buildings in the State.

**1940** The United States Census records the City's population of 38,935 residents, an increase of 32.11% over the previous decade.

Construction in Alhambra has increased more than 600% since 1910. Assessed valuation in the City totals more than \$27,000,000.

Annual production in the Alhambra area now exceeds \$8,000,000 and employs nearly 4,000 people. As a result the area now ranks 14<sup>th</sup> in value of products in California.

### **WORLD WAR II (1941-1945)**

**1941** Japan attacks the American naval fleet stationed at Pearl Harbor, Hawaii, on December 7<sup>th</sup>, prompting the United States' entrance into World War II.

Retail trade totals \$15,000,000.

**1943** Congress passes the Magnuson Act, which reverses the earlier prohibition of Chinese immigration to the United States and instead introduces a quota that allows a small number of Chinese to enter the country each year. American borders are now open to Chinese citizens for the first time in over sixty years.

The Pacific Electric red cars make their final trip on the Alhambra, San Gabriel and Temple City line.

**1945** Japan surrenders to the Allied forces, marking the end of the hostilities of World War II.

### **POSTWAR GROWTH AND PROSPERITY (1946-1980)**

**1946** Building permit valuations reach a new high at \$8,148,006.

**1948** Building permit valuations set a new record at \$12,309,205. This is the last year in which permit valuations peak; they later fall annually until 1953.

**1949** Retail trade jumps over 400% since 1941, to \$65,000,000.

- 1950** The United States Census records the City’s population of 51,359 residents, an increase of 31.91% over the previous decade.
- 1952** Congress passes the Immigration and Nationality Act, which employs a more streamlined quota formula for immigration and establishes new categories for immigrants that place greater emphasis on familial ties and/or labor qualifications. More importantly, the Act also abolishes the “alien ineligible to citizenship” category that has previously characterized American immigration law, resulting in discrimination against people of Asian descent.
- 1953** Building permit valuations reach a new low at \$4,657,885.
- 1960** The United States Census records the City’s population of 54,807 residents, an increase of 6.71% over the previous decade.
- 1965** Congress passes the Immigration and Nationality Act of 1965, which abolishes the National Origins Formula’s discriminatory quotas that favors European immigrants. The abolishment of the immigration quotas formerly maintained under the National Origins Formula sparks a rise in Asian migration to the United States, with Chinese and Japanese settling in the San Gabriel Valley.
- The City of Alhambra draws up its first General Plan.
- 1967** The Alhambra Redevelopment Agency is established.
- 1966** The Alhambra Historical Society is established.
- 1970** The United States Census records the City’s population of 62,125 residents, an increase of 13.35% over the previous decade.
- Following the abolishment of the National Origins Formula, Alhambra’s Chinese population grows by 483.9%, and the City’s Japanese population increases by 352.3%.
- More than half of the City’s population lives in multi-family residences, reflecting the increasing density of housing in the City in the postwar era.
- 1980** The United States Census records the City’s population of 64,615 residents, an increase of 4.00% over the previous decade.

## ALHAMBRA TODAY (1981-present)

- 1984** The City of Alhambra conducts its first historic resources survey. The survey effort includes a citywide windshield survey as well as an intensive-level survey of two single-family residential neighborhoods identified for their overall architectural character.
- 1990** The United States Census records the City's population of 82,106 residents, an increase of 27.01% over the previous decade.
- 2000** The United States Census records the City's population of 85,804 residents, an increase of 4.50% over the previous decade.
- 2003** The City of Alhambra celebrates the 100<sup>th</sup> anniversary of its founding.
- 2010** The United States Census records the City's population of 83,089 residents, reflecting a decrease in population for the first time since the City's founding.
- 2012** The Alhambra Redevelopment Agency ceases operations.



## APPENDIX B – POPULATION CHARACTERISTICS AND COMPOSITION BY DECADE, 1910-1980

**Table B-1: Population by Decade, 1910-1980<sup>365</sup>**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1910	4,970	—	18	(20)		(13)	33	5,021
1920	8,965	—	44	(21)		(65)	87	9,096
1930	28,793	(17)	96	(7)		(79)	583	29,472
1940	38,737	(7)	79	(10)		(63)	119	38,935
1950	51,129	(10)	116	(27)		(48)	114	51,359
1960	54,483	31	89	56	26	107	15	54,807
1970	60,278	129	197	327	143	484	567	62,125
1980	46,197	343	674	4,043	837	1,375	11,146	64,615

**Table B-2: Rate of Population Growth by Decade, 1910-1980**

Year	White Native and Foreign-Born	Native American	Black	Chinese	Filipino	Japanese	Other Races	Overall Pop.
1910	—	—	—	—	—	—	—	—
1920	80.38%	—	144.44%	5.00%	—	400.00%	163.64%	81.16%
1930	221.17%	—	118.18%	-66.67%	—	21.54%	570.11%	224.01%
1940	34.53%	-58.82%	-17.71%	42.88%	—	-20.25%	-79.59%	32.11%
1950	31.99%	42.88%	46.84%	170.00%	—	-23.81%	-4.20%	31.91%
1960	6.56%	210.00%	-23.28%	107.41%	—	122.92%	-86.84%	6.71%

<sup>365</sup> Numbers in parentheses represent breakdowns of some races included in the “Other Races” category.

<b>1970</b>	10.63%	316.13%	121.35%	483.99%	450.00%	352.34%	3680.00%	<b>13.35%</b>
<b>1980</b>	<b>-23.36%</b>	165.89%	242.13%	1136.39%	485.31%	184.09%	1865.78%	<b>4.00%</b>

## APPENDIX C – TRACTS RECORDED BY DEVELOPMENT PERIOD

**Table C-1: Tracts Recorded, 1875-1902**

Date Recorded	Tract Name/No.	Map Book No.	Owners
9/1/1876	ALHAMBRA TRACT	MR003-266	James de Barth Shorb
12/7/1876	ALHAMBRA ADDITION	MR003-298	James de Barth Shorb
3/9/1883	G. B. ADAMS SUBDIVISION	MR005-121	G. B. Adams
5/1/1884	MARENGO TRACT	MR005-551	H. D. Bacon
5/31/1884	SHORB TRACT	MR005-580	San Gabriel Wine Co., James de Barth Shorb
12/11/1886	MAP OF RAMONA	MR012-053/056	San Gabriel Wine Co.
1/14/1887	POMEROY & STIMSON'S SUBDIVISION OF THE TOWN OF ALHAMBRA	MR013-051	Chas. M. Stimson
1/3/1887	OUTHWAITE'S SUBDIVISION	MR014-019	W. H. Whittemore
2/12/1887	LATTIN'S SUBDIVISION	MR014-043	B. C. Lattin
3/12/1887	PHILLIPS SUBDIVISION	MR014-100	A. Phillips
4/14/1887	GOTTSCHALK'S SUBDIVISION	MR015-065	W. H. Whittemore
4/4/1887	BUELL'S SUBDIVISION	MR015-066	W. H. Whittemore
4/18/1887	C. T. ADAMS SUBDIVISION	MR015-080	C. T. Adams
4/13/1887	R. F. BISHOP'S SUBDIVISION	MR016-003	W. H. Whittemore
4/14/1887	SEARLE'S RE-SUBDIVISION	MR016-011	H. W. Stanton
4/22/1887	MAP OF THE STONEMAN TRACT	MR016-025	Los Angeles Land Bureau
5/9/1887	MAP NO. 2 OF RAMONA	MR016-079/86	San Gabriel Wine Co., Maria Jesus de Shorb
6/10/1887	THE LANGDON TRACT	MR018-022	H. W. Stanton
6/13/1887	MAP OF THE HALL TRACT	MR018-035	A. Phillips

Date Recorded	Tract Name/No.	Map Book No.	Owners
7/12/1887	ELECTRIC ROAD TRACT	MR019-020	C. A. Phillips
8/1/1887	STANTON & WEEKS'S SUBDIVISION	MR019-098	W. H. Stanton
12/17/1892	MAP OF PROPERTY BELONGING TO J. A. GRAVES	MR052-066	J. A. Graves
2/19/1896	REVISED MAP OF A PORTION OF MAP NO. 2 OF RAMONA	MR060-021	San Gabriel Wine Co.
6/23/1897	MAP OF A PORTION OF RAMONA...	MR083-033/34	[not noted]
1/21/1902	HUNTINGTON TRACT	TR0001-052A	H. E. Huntington

**Table C-2: Tracts Recorded, 1903-1919**

Date Recorded	Tract Name/No.	Map Book No.	Owners
6/8/1903	MCKOON TRACT	TR0001-052A	Alice A. Mac Koon, Claude T. Adams, Emeline S. Soper, Estate of Ellen M. Adams Dec'd (by Claude T. Adams, Administrator)
8/6/1903	GRANADA TRACT NO.2	TR0004-002B	B. Cohen
8/25/1903	WINSOR TRACT	TR0004-025B	Geo. W. Winsor, Howard L. Winsor, Martha A. Hall
12/21/1903	CURTIS TRACT	TR0004-034	George H. Curtis, Anna H. Curtis
12/28/1903	MAP OF DOLGEVILLE	TR0004-097B	Dolgeville Land Company to San Gabriel Wine Co.
1/20/1904	DOLGEVILLE SUB NO. 1	DM1969-064/072	San Gabriel Wine Co., Dolgeville Land Co.
3/7/1904	DOLGEVILLE SUB NO. 3	TR0005-016A	Los Angeles Inter-Urban Railway, San Gabriel Wine Co., Dolgeville Land Co., Alfred Dolge Mfg. Co.
4/2/1904	ALHAMBRA ROAD TRACT	TR0005-046B	Rachel E. Dickinson, Mary E. Caven, Martin M. Morrison, Alive S. Morrison, Mary J. Hills, William F. Hills
4/19/1904	DOLGEVILLE SUB NO. 2	TR0005-066B	San Gabriel Wine Co., Dolgeville Land Co.
5/23/1904	DOLGEVILLE SUB NO. 4	TR0005-087A	San Gabriel Wine Co., Dolgeville Land Co.
7/13/1904	MYREN TRACT	TR0005-097A	Title Insurance & Trust Co.

Date Recorded	Tract Name/No.	Map Book No.	Owners
10/17/1904	DOLGEVILLE SUB NO5	TR0005-143C	San Gabriel Wine Co., Dolgeville Land Co.
11/18/1904	BAYLES TRACT	TR0006-022B	William Bayles
2/3/1905	KEEP TRACT	TR0006-036B	W. A. Keep, George H. Curtis
5/13/1905	PHILLIPS OLD HOME TRACT	TR0006-109B	Alonzo Phillips
5/22/1905	SUBDIVISION NO.6 OF DOLGEVILLE	TR0007-054	San Gabriel Wine Co., Dolgeville Land Co.
8/15/1905	WUEST TRACT	TR0007-061A	B. B. Wuest, S. F. Wuest
11/2/1905	WINSOR TRACT NO 2	TR0007-166	George W. Winsor
12/1/1905	C F BIXBY TRACT	TR0008-059	Title Guarantee & Trust Company
12/19/1905	SUBDIVISION NO 7 OF DOLGEVILLE	TR0008-104	San Gabriel Wine Co., Dolgeville Land Co.
3/1/1906	ELECTRIC VILLA TRACT	TR0009-094	Dora M. Carr, John H. Carr
3/15/1906	MC MILLAN TRACT	TR0009-117B	John D. McMillan
4/26/1906	VALENCIA TERRACE TRACT	TR0009-174A	[illegible]
4/16/1906	C AND M TRACT	TR0009-182	G. W. Cameron, Addie G. Cameron, J. F. Jacques, H. Malinow
4/14/1906	ALHAMBRA MOUNTAIN VIEW TRACT	TR0009-186	Cassius M. Jay
6/8/1906	WIESENDANGER'S ALHAMBRA PARK TRACT	TR0010-054	Theodore Wiesendanger, Sterns Hutchins
6/11/1906	DIXIE TRACT NO.1	TR0010-054A	Mary E. Cartwright, Dixie Land Co.
6/14/1906	ALHAMBRA MOUNTAIN VIEW TRACT	TR0010-078	[illegible]
4/23/1906	BUSHNELL AVE TRACT	TR0010-107A	William B. Peck, John H. Carr, Dora M. Carr
8/18/1906	BRAINERD'S ORANGE PARK TRACT	TR0010-152B	E. R. Brainerd, C. E. English
10/2/1906	DOLGEVILLE SUB	TR0011-011	San Gabriel Wine Co., Dolgeville Land Co.
10/16/1906	MAIN'S SUBDIVISION	TR0011-025A	John E. Main
10/4/1906	KINGSLEY TERRACE TRACT	TR0011-031	Hugh Woten, John E. Brada, Sarah H. Kingsley
11/7/1906	BOABDIL BLVD TRACT	TR0011-061A	Union Trust & Title Co.

Date Recorded	Tract Name/No.	Map Book No.	Owners
11/30/1906	RAMONA PARK	TR0011-114A	John B. Althouse, Daniel T. Althouse, Otto Arnold, Jonathan S. Dodge
11/30/1906	WAGGAMAN TRACT	TR0011-119A	Luise J. Waggaman
12/17/1906	SCOVELL SUBDIVISION	TR0011-126	Mary Scovell
1/8/1907	GRANADA PLACE	TR0011-157	Granada Realty Co., San Marino Land Co., Dorothea Koppitz
1/8/1906	MESSENDER TRACT	TR0011-161A	Kendall-Curtis Co.
2/27/1907	WYMAN TRACT	TR0012-037A	Frances Wyman
3/12/1907	ALHAMBRA ACRES	TR0012-090A	Alhambra Land and Investment Co.
3/27/1907	ALHAMBRA VISTA	TR0012-091A	Alhambra Realty Co.
4/13/1907	MC MILLAN HOME TRACT	TR0012-108	John D. McMillan
4/24/1907	DOS ROBLES PARK TRACT	TR0012-128A	Florence Bull
5/9/1907	WASHINGTON IRVING TRACT	TR0012-144	Kendall Curtis Co., Mina Hilderbrand
4/18/1907	GRANADA PARK	TR0012-150A	Ruby Archer, Frank N. Doud, Amigo Company, Los Angeles Interurban Railway Co.
7/25/1907	TRES ROBLES TRACT	TR0013-047A	Mary E. Cartwright
11/27/1907	GEIMER PROPERTY	TR0013-053A	Mary Geimer
2/10/1908	TEA GARDEN TRACT	TR0013-093	J. B. Teagarden, M. A. F. Probst, Henry C. Troudy, Taylor Jones, Clara Jones, Alhambra Realty Co.
2/20/1908	LA SENDA TRACT	TR0013-097A	The Southern Trust Co., Adolph Graffen, Bertha Graffen
4/24/1908	APPEL TRACT	TR0013-156A	Carl Appel, Julia Appel
8/26/1908	BEAN TRACT	TR0014-028	Jacob Bean, Arthur B. Bean
3/1/1909	KOENIG TRACT	TR0014-145B	F. A. Koenig
6/9/1909	TR501	TR0015-002A	Alice A. Mac Koon, James D. Nairne
7/16/1909	SOUDERS TRACT	TR0015-055A	Frederick H. Souders, Blanche E. Souders
9/30/1909	LA MARGUERITA TRACT	TR0015-077B	Adolph Graffen, Edmund Lincoln, Thomas S. Norton
7/6/1909	ORIENTA TRACT	TR0015-078A	S. W. Champion, Ora A. Wallace
10/27/1909	TR610	TR0015-089A	Leonard B. Miller
3/9/1910	TR787	TR0016-015B	George Wirth

Date Recorded	Tract Name/No.	Map Book No.	Owners
4/5/1910	ONEONTA PARK	TR0016-062B	Huntington Land and Improvement Co., Dolgeville Land Co., San Gabriel Wine Co.
4/6/1910	TR807	TR0016-066A	Dolgeville Land Company, San Gabriel Wine Company
7/8/1910	ETHEL PARK	TR0016-126B	Thomas M. Miller
7/8/1910	ETHEL PARK	TR0016-157B	Thomas M. Miller
10/5/1910	RAMONA ACRES	TR0017-026B	P. Janss, Ramona Ranch Co., Title Insurance and Trust Co.
10/7/1910	HENRY M SILL TRACT	TR0017-036	Equitable Savings Bank, Prov. Mutual B. L. Association, Clarence E. Haldeman, James L. Hazlehurst, L. P. Hanscom, Lowell C. Ferson, William D. Hazlehurst, Wm. A. Chambers, Richard B. Hazlehurst, Asem A. Oakley, Katherine Oakley, Mary L. Ferson, Hannah Ekholm, Samson Ferson, Lucretia A. Stewart, Margaret J. Nimmo, Mary E. Hamaker, Margaret K. Grant, Ernst Funke, Adah H. Stewart, Ella Oliver
11/28/1910	TR1020	TR0017-045B	James F. Swift, George W. Mikkelson
12/21/1910	LISTER PARK TRACT	TR0017-070	Lizzie Lister
2/23/1911	TR1185	TR0017-114A	Rufus F. Bishop
2/28/1911	TR1145	TR0017-147A	J. E. Whitman, Charles C. Thompson, Anna M. Brady, B. F. Davies, Ada Caldwell, George H. Keniston, H. G. Davies, Warren Wilson, Herbert E. Hewitt, Melvin R. Forbes, Title Guarantee & Trust Co.
3/1/1911	TR1158	TR0017-157A	Rufus F. Bishop, Adah L. Higgins, J. C. Higgins, J. M. Ford, Eliza Doerner
4/12/1911	NATHANSON TRACT	TR0017-198B	Susan E. Bryson, Isaac H. Bryson, M. Nathanson
8/7/1911	LINDARAXA	TR0018-080A	Alhambra Construction Co.
2/19/1912	TR1567	TR0020-130C	C. N. Graham
7/8/1912	CONDLEY-CRANE	TR0020-177A	Condley-Crane Building Co.
7/9/1912	TR1791	TR0020-177B	Alhambra Construction Co.
10/14/1912	TR1901	TR0021-080B	Edward J. Farmer
12/12/1912	TR1993	TR0021-118A	Andrew F. Snell, Rose W. Snell
1/29/1913	TR2107	TR0021-180B	William Samuel Weaver



Date Recorded	Tract Name/No.	Map Book No.	Owners
12/14/1912	TR1608	TR0022-030A	William F. Harmon, Grace Gay Harmon
4/9/1913	TR1709	TR0022-048B	Susie C. Collier
6/21/1913	TR1872	TR0022-173A	James G. Ogilvie
6/18/1913	TR2362	TR0022-173B	Citizens Trust and Savings Bank, Mamie Nathanson
NOT NOTED	TR2376	TR0023-021A	Estate of Edwin P. Ferguson
8/8/1913	TR2230	TR0023-045	Alhambra Land and Investment Co.
10/24/1913	TR2501	TR0024-030	Los Angeles Title & Trust Co., L. J. C. Spruance, Harry F. Hossack
11/26/1913	TR2093	TR0024-043	Theodore F. Taylore, Cecilia P. Klein, Emma Craven, Edith L. Jaynes, Lillie O. Lee, Stewart Lee, J. W. Kelley, Ethel L. Kelley, Samuel D. Block, Samuel D. Block – trustee for interests of Sanford A. Cohn, a minor, California Savings Bank of Los Angeles, Title Insurance and Trust Co.
5/13/1914	CARPENTER TRACT	TR0026-056	A. L. Carpenter
9/15/1914	TR1329	TR0027-043	Isaias W. Hellman, Jean Cazourang, Union Trust and Savings Bank of Pasadena, Ramona Ranch Company, Hourquet Mutual Water Co., Los Angeles Trust & Savings Bank
2/19/1915	TR2700	TR0028-013	Alice Howard Graves
8/16/1915	TR2787	TR0030-031	Clyde W. Champion, [illegible]
9/18/1919	TR3346	TR0034-080	Walter P. Temple, Willis C. Anderson

**Table C-3: Tracts Recorded, 1920-1940**

Date Recorded	Tract Name/No.	Map Book No.	Owners
11/17/1920	TR3837	TR0039-051	[illegible]
2/28/1921	TR3927	TR0039-092	[illegible]
3/17/1920	TR3664	TR0040-016	First National Bank of Alhambra
4/8/1921	ORANGE BLOSSOM MANOR TRACT	TR0044-044	Jupiter Fruit Company, Los Angeles Trust and Savings Bank

Date Recorded	Tract Name/No.	Map Book No.	Owners
6/30/1921	TR3908	TR0046-061	E. Esterly Shafer, W. [X]. Wheat, John W. Kemp, Erma G. Preston, Citizens Trust and Savings Bank, Los Angeles Trust and Savings Bank
11/22/1921	TR4376	TR0048-086	Huntington Land and Improvement Co.
11/8/1921	TR4483	TR0049-010	Abel Stevens Halsted, Ida Marguerite Halsted
11/8/1921	TR4555	TR0049-026	Thomas A. Jordan
12/16/1921	TR4566	TR0049-054	Guaranty Trust and Savings Bank
1/3/1922	TR4572	TR0049-096	[multiple]
1/5/1922	TR4682	TR0050-003	[illegible]
1/21/1922	TR4704	TR0050-045	Huntington Land and Improvement Co., Southern California Edison Co.
1/28/1922	TR4586	TR0050-078	Title Insurance and Trust Co.
3/1/1922	TR4899	TR0051-062	Los Angeles Trust and Savings Bank
4/19/1922	TR4948	TR0053-002	Title Insurance and Trust Co.
6/1/1922	TR4948	TR0054-020	Title Insurance and Trust Co.
6/13/1922	TR5265	TR0054-043	Herman E. Martens, Bertha A. Martens
7/12/1922	TR5304	TR0056-053	Huntington Land and Improvement Co.
8/10/1922	TR5151	TR0057-027	[illegible]
8/25/1922	TR5166	TR0057-083	[illegible]
8/28/1922	TR4948	TR0057-094	Title Insurance and Trust Co.
10/5/1922	TR5459	TR0059-006	Huntington Land and Improvement Co.
10/5/1922	TR5355	TR0059-007	Louise Brunner
10/10/1922	TR5608	TR0059-024	[illegible]
11/23/1922	TR5732	TR0060-047	B. A. Nebeker, C. N. Bassett
12/7/1922	TR5465	TR0061-001	Title Insurance & Trust Co.
12/8/1922	TR5685	TR0061-004	[illegible]
12/15/1922	TR4899	TR0061-023	Pacific Southwest Trust & Savings Bank (formerly Los Angeles Trust and Savings Bank)
12/20/1922	TR5752	TR0061-042	Huntington Land and Improvement Co.
12/29/1922	TR5868	TR0061-080	Huntington Land and Improvement Co.
1/2/1923	TR5795	TR0061-090	Huntington Land and Improvement Co.

Date Recorded	Tract Name/No.	Map Book No.	Owners
1/10/1923	TR5906	TR0062-013	Title Insurance and Trust Co.
1/12/1923	TR5277	TR0062-026	Title Insurance and Trust Co.
1/16/1923	TR4950	TR0062-046	Title Insurance and Trust Co.
1/17/1923	TR5683	TR0062-047	Huntington Land and Improvement Co., C. F. Braun & Co.
1/19/1923	TR6033	TR0062-054	Security Trust & Savings Bank
1/19/1923	TR4952	TR0062-055	Title Insurance and Trust Co.
1/22/1923	TR5583	TR0062-066	[illegible]
2/2/1923	TR4948	TR0063-023	Title Insurance and Trust Co.
2/9/1923	TR6130	TR0063-066	Huntington Land and Improvement Co.
2/13/1923	TR6129	TR0063-077	Huntington Land and Improvement Co.
2/20/1923	TR4899	TR0064-008	Pacific Southwest Trust & Savings Bank (formerly Los Angeles Trust and Savings Bank)
2/21/1923	TR5868	TR0064-029	Huntington Land and Improvement Co.
4/3/1923	TR5465	TR0066-039	Title Insurance and Trust Co.
4/10/1923	TR5931	TR0066-072	Silvestre Dupuy & Anna Dupuy
4/30/1923	TR3834	TR0067-086	[multiple]
5/7/1923	TR6302	TR0068-032	Pacific Mutual Life Insurance Company
5/15/1923	TR6120	TR0068-068	[illegible]
5/19/1923	TR5506	TR0069-009	Isaac Doner, [illegible]
6/2/1923	TR6560	TR0070-011	[illegible]
6/3/1923	TR4952	TR0070-031	Title Insurance and Trust Co.
6/7/1923	TR6634	TR0070-038	Pacific Mutual Life Insurance Company of California
6/18/1923	TR4318	TR0070-099	Bank of Italy
7/12/1923	TR6199	TR0072-020	Title Insurance and Trust Co.
7/20/1923	TR6290	TR0072-085	[illegible]
8/9/1923	TR6461	TR0074-092	[illegible]
8/21/1923	TR6469	TR0075-040	[illegible]
8/28/1923	TR7022	TR0075-087	Huntington Land and Improvement Co.
8/28/1923	TR7020	TR0075-090	Huntington Land and Improvement Co.
8/28/1923	TR5573	TR0075-095	[illegible]
8/31/1923	TR4948	TR0076-007	Title Insurance and Trust Co.
10/8/1923	TR6733	TR0077-063	Pacific Southwest Trust & Savings Bank

Date Recorded	Tract Name/No.	Map Book No.	Owners
10/10/1923	TR7391	TR0077-092	Pacific Mutual Life Insurance Company of California
10/25/1923	TR7095	TR0078-060	[illegible]
11/8/1923	TR7349	TR0078-095	Huntington Land and Improvement Co.
11/8/1923	TR6947	TR0079-005	T. R. Helms
11/21/1923	TR7295	TR0079-080	Title Insurance and Trust Co.
11/21/1923	TR6868	TR0079-083	[illegible]
12/5/1923	TR7575	TR0080-063	Huntington Land and Improvement Co.
12/19/1923	TR7999	TR0081-058	Same as Tract No. 6868 (MB 79-83)
12/26/1923	TR4899	TR0081-082	Pacific Southwest Trust & Savings Bank (formerly Los Angeles Trust and Savings Bank)
1/16/1924	TR7658	TR0083-093	First Trust and Savings Bank of Pasadena
1/28/1924	TR8001	TR0084-095	Title Insurance and Trust Co.
2/7/1924	TR7426	TR0085-097	E. Esterly Shafer, Erma G. Preston, Guardian of the Estate of Helen Erma Preston, a minor
2/11/1924	TR7255	TR0086-005	Annie L. Carse, Dena Rimpau
2/14/1924	TR7781	TR0086-014	Eleanor e. Bailey, Lillian J. Bailey, Myer N. Osterman, Vera E. Osterman
2/18/1924	TR7694	TR0086-069	[illegible]
2/14/1924	TR7780	TR0087-001	Abel Stevens Halsted, Ida Marguerite Halsted
2/27/1924	TR7930	TR0087-018	Pacific Southwest Trust & Savings Bank
2/28/1924	TR8180	TR0087-022	[illegible]
2/29/1924	TR7929	TR0087-029	Pacific Southwest Trust & Savings Bank
2/21/1924	TR5611	TR0088-009	Lawrence Weiss, Mollie Weiss
2/27/1924	TR8115	TR0088-049	Huntington Land and Improvement Co.
2/27/1924	TR7610	TR0088-054	F. Q. Story
4/7/1924	TR5039	TR0091-087	Pacific Southwest Trust & Savings Bank
5/12/1924	TR8178	TR0094-056	Pacific Southwest Trust & Savings Bank
5/27/1924	TR7402	TR0095-089	Cora E. Holabird
5/27/1924	TR6112	TR0095-090	Huntington Land and Improvement Co.
7/18/1924	TR8177	TR0097-025	[illegible]

Date Recorded	Tract Name/No.	Map Book No.	Owners
2/28/1925	TR8110	TR0097-088	Pacific Southwest Trust & Savings Bank
8/12/1924	TR7731	TR0102-030	[illegible]
8/25/1924	TR8362	TR0102-092	[illegible]
10/10/1924	TR8660	TR0104-061	John M. Close, Edna R. Close
10/30/1924	TR5264	TR0105-054	Frank E. Andres, Belle Andres
5/7/1925	TR8111	TR0111-026	[illegible]
6/9/1925	TR8764	TR0111-038	[illegible]
4/16/1925	TR7746	TR0112-046	Hellman Commercial Trust and Savings Bank
1/22/1926	TR9131	TR0121-051	[illegible]
5/18/1926	TR9056	TR0125-047	[illegible]
6/16/1926	TR7807	TR0126-054	[illegible]
6/22/1926	TR7986	TR0126-066	Otto Weid, Ovidia Weid, Selma Taliaferro, Victor Weid
11/19/1926	TR8623	TR0128-029	Lawrence G. Harvey, Mary Harvey, Ellen M. Harvey, Vincent H. [illegible], Chandis Securities Company
9/22/1926	TR8203	TR0131-001	Silliker and Company Limited
4/25/1927	TR9849	TR0138-055	[illegible]
5/13/1927	TR8624	TR0139-014	Huntington Land and Improvement Co.
3/1/1928	TR10311	TR0147-002	Home for the Aged of the Protestant Episcopal Church of the Diocese of Los Angeles, Los Angeles First National Trust and Savings Bank, Huntington Land and Improvement Co.
4/22/1929	TR6527	TR0161-046	Huntington Land and Improvement Co.
4/22/1929	TR10522	TR0161-047	Security First National Bank of Los Angeles, Huntington Land and Improvement Co., City of Alhambra
6/3/1930	TR9563	TR0172-001	[illegible]
7/25/1930	TR10615	TR0173-020	[illegible]
7/29/1930	TR8814	TR0173-021	Huntington Land and Improvement Co.
2/23/1932	TR10029	TR0179-026	Southern California Edison Company Ltd., Edison Securities Company
2/26/1937	TR11226	TR0198-012	Norman L. Franz, Charles T. Bjorkman, Ora May Franz
4/7/1937	TR11285	TR0199-009	Dominick Jebbia, Angela Jebbia

Date Recorded	Tract Name/No.	Map Book No.	Owners
6/1/1937	TR11288	TR0200-048	City of Alhambra, Los Angeles County Flood Control District
6/11/1938	TR11475	TR0208-037	Marie Hoeffler, Philip T. Hoeffler
3/22/1939	TR11777	TR0216-005	Alice H. Graves
9/1/1939	TR11963	TR0220-027	Alice H. Graves, Los Angeles County Flood Control District
9/20/1939	TR11316	TR0220-045	Jacob Bean Realty Company, Edward A. Daniell, Florence C. Daniell
1/15/1940	TR12062	TR0224-023	Jacob Bean Realty Company, Land Escrow & Safe Deposit Company, Edward A. Daniell, Florence E. Daniell, City of Alhambra
5/31/1940	TR12229	TR0229-012	Jacob Bean Realty Company, City of Alhambra
6/14/1940	TR11889	TR0230-005	Huntington Land and Improvement Co., Perkins Ward Corporation, Title Guarantee and Trust Co., City of Alhambra, Anna Woodworth, Ralph E. Perkins, Laura Y. Perkins, Lyman D. Bedford
12/23/1940	TR12306	TR0236-003	Merva A. Purdy, Joseph Burghardt, Margeret M. Burghardt, Beatrice S. Hair, Gordon G. Hair

**Table C-4: Tracts Recorded, 1941-1945**

Date Recorded	Tract Name/No.	Map Book No.	Owners
10/31/1941	TR11536	TR0248-011	Henry Dupuy, Frank Dupuy, Marie Dupuy Russell, Anna Dupuy
12/18/1941	TR13074	TR0249-009	Pedro Goyeneche, Juana Goyeneche
6/12/1945	TR12774	TR0266-015	Jacob Bean Securities Company, City of Alhambra

**Table C-5: Tracts Recorded, 1946-1967**

Date Recorded	Tract Name/No.	Map Book No.	Owners
3/27/1946	TR13511	TR0274-047	Jacob Bean Securities Company, City of Alhambra
6/19/1946	TR13880	TR0279-043	Alhambra Park, City of Alhambra, City of Pasadena

2/6/1947	TR13385	TR0296-038	Allied Building Credits, Inc., Title Insurance & Trust Co., Midwick Water Company, Garvey-Atlantic Company
8/4/1947	TR13458	TR0307-005	J. C. Thurman, Alice V. Thurman, Joseph M. Cassidy, Blanche Cassidy, Velma R. Freshour, Mamie M. Clifton, James Fraser, Bessie Fraser, Stella M. Braicher
2/4/1948	TR14949	TR0316-010	Midwick Water Company, Title Insurance & Trust Co.
4/26/1948	TR15111	TR0322-028	Alhambra Terrace
11/4/1948	TR15320	TR0334-036	Davis-Baker Co., West Coast Bond and Mortgage Company
11/18/1948	TR13453	TR0335-018	Johnson Inc.
5/18/1949	TR15466	TR0347-005	Joseph R. Garrett, Renee C. Garrett, C. M. Cooper, Harriette Y. Cooper, Lawrence B. Gibbs, Helen C. Gibbs, Midwick Water Company
6/8/1950	TR15682	TR0378-009	Garvey-Atlantic Company, Midwick Water Company
9/29/1950	TR15597	TR0389-044	Marengo Place, Inc.
4/29/1953	TR18497	TR0474-003	College of Medical Evangelists
4/29/1957	TR21650	TR0616-037	John E. O'Keefe, Amal C. O'Keefe, John C. O'Keefe, Judith S. O'Keefe
5/14/1963	TR27595	TR0702-093	Atlantic Savings and Loan Association
1/8/1965	TR22933	TR0734-099	Huntington-Granada Development Corporation, Rufus Frietag
1/14/1966	TR25338	TR0751-067	City of Pasadena, Alhambra Village Green Development Corporation

**Table C-6: Tracts Recorded, 1968-1980**

Date Recorded	Tract Name/No.	Map Book No.	Owners
9/23/1968	TR27845	TR0778-032	FOR CONDOMINIUM PURPOSES
12/31/1970	TR23524	TR0803-065	FOR CONDOMINIUM PURPOSES
5/18/1971	TR23531	TR0807-029	FOR CONDOMINIUM PURPOSES
7/12/1971	TR29880	TR0809-039	FOR CONDOMINIUM PURPOSES
7/12/1971	TR29916	TR0809-040	FOR CONDOMINIUM PURPOSES
2/14/1972	TR28451	TR0814-051	John W. De Longe



Date Recorded	Tract Name/No.	Map Book No.	Owners
2/24/1972	TR24910	TR0814-088	FOR CONDOMINIUM PURPOSES
11/10/1972	TR23810	TR0822-086	FOR CONDOMINIUM PURPOSES
3/28/1973	TR28578	TR0827-014	FOR CONDOMINIUM PURPOSES
8/6/1973	TR31293	TR0831-100	FOR CONDOMINIUM PURPOSES
10/29/1973	TR26238	TR0835-042	FOR CONDOMINIUM PURPOSES
9/25/1974	TR32483	TR0848-049	FOR CONDOMINIUM PURPOSES
1/20/1975	TR32295	TR0851-005	FOR CONDOMINIUM PURPOSES
8/3/1976	TR31513	TR0866-060	Pacific Regency Development Company
1/27/1978	TR23125	TR0889-029	FOR CONDOMINIUM PURPOSES
4/17/1978	TR31131	TR0892-031	Immobiliaria Libra Cal. SA, a Mexican corporation
5/22/1978	TR34891	TR0894-026	FOR CONDOMINIUM PURPOSES
6/15/1978	TR34137	TR0895-042	FOR CONDOMINIUM PURPOSES
9/13/1978	TR33867	TR0901-057	Carson Estate Company, Almansor Properties
11/15/1978	TR32507	TR0905-035	Roy C. Evaristo, Inc., Faust Vincent Filippi, Rosalie J. Filippi, Lon E. Harmon, M. Irene Harmon, Marie Brunengo
11/21/1978	TR35518	TR0905-073	FOR CONDOMINIUM PURPOSES
11/24/1978	TR34881	TR0905-091	FOR CONDOMINIUM PURPOSES
11/29/1978	TR33356	TR0906-019	Alba Investment Company
12/5/1978	TR34887	TR0906-044	FOR CONDOMINIUM PURPOSES
1/2/1979	TR34959	TR0908-023	FOR CONDOMINIUM PURPOSES
2/8/1979	TR36211	TR0910-043	FOR CONDOMINIUM PURPOSES
5/8/1979	TR35717	TR0916-035	FOR CONDOMINIUM PURPOSES
5/22/1979	TR36828	TR0917-034	FOR CONDOMINIUM PURPOSES
7/5/1979	TR35730	TR0920-066	Rovin Inc., Jo-L Fashions Inc.

<b>Date Recorded</b>	<b>Tract Name/No.</b>	<b>Map Book No.</b>	<b>Owners</b>
7/11/1979	TR36806	TR0921-012	FOR CONDOMINIUM PURPOSES
7/25/1979	TR36458	TR0922-064	FOR CONDOMINIUM PURPOSES
7/25/1979	TR36756	TR0922-079	FOR CONDOMINIUM PURPOSES
8/1/1979	TR36456	TR0923-049	FOR CONDOMINIUM PURPOSES
8/1/1979	TR36457	TR0923-051	FOR CONDOMINIUM PURPOSES
8/2/1979	TR35254	TR0923-055	FOR CONDOMINIUM PURPOSES
8/7/1979	TR37267	TR0923-086	FOR CONDOMINIUM PURPOSES
8/14/1979	TR35993	TR0924-034	FOR CONDOMINIUM PURPOSES
8/22/1979	TR37351	TR0925-021	FOR CONDOMINIUM PURPOSES
10/24/1979	TR36762	TR0930-077	FOR CONDOMINIUM PURPOSES
11/7/1979	TR36677	TR0932-030	FOR CONDOMINIUM PURPOSES
11/9/1979	TR37288	TR0932-049	FOR CONDOMINIUM PURPOSES
1/10/1980	TR37953	TR0936-032	FOR CONDOMINIUM PURPOSES
1/10/1980	TR36761	TR0936-034	FOR CONDOMINIUM PURPOSES
1/22/1980	TR38211	TR0937-018	FOR CONDOMINIUM PURPOSES
1/23/1980	TR37643	TR0937-020	FOR CONDOMINIUM PURPOSES
2/5/1980	TR37919	TR0938-005	FOR CONDOMINIUM PURPOSES
2/11/1980	TR37901	TR0938-084	FOR CONDOMINIUM PURPOSES
2/14/1980	TR37218	TR0938-094	FOR CONDOMINIUM PURPOSES
2/13/1980	TR37971	TR0939-003	FOR CONDOMINIUM PURPOSES
2/19/1980	TR36689	TR0939-044	FOR CONDOMINIUM PURPOSES
2/21/1980	TR37604	TR0940-003	FOR CONDOMINIUM PURPOSES
2/29/1980	TR37992	TR0942-082	FOR CONDOMINIUM PURPOSES

<b>Date Recorded</b>	<b>Tract Name/No.</b>	<b>Map Book No.</b>	<b>Owners</b>
5/16/1980	TR37388	TR0947-019	FOR CONDOMINIUM PURPOSES
5/28/1980	TR35913	TR0948-009	FOR CONDOMINIUM PURPOSES
6/18/1980	TR38611	TR0950-059	FOR CONDOMINIUM PURPOSES
7/16/1980	TR39071	TR0953-029	FOR CONDOMINIUM PURPOSES
9/25/1980	TR38562	TR0959-067	FOR CONDOMINIUM PURPOSES
9/26/1980	TR38747	TR0959-099	FOR CONDOMINIUM PURPOSES
9/29/1980	TR38296	TR0960-005	FOR CONDOMINIUM PURPOSES
9/29/1980	TR39858	TR0960-007	FOR CONDOMINIUM PURPOSES
9/30/1980	TR38297	TR0960-015	FOR CONDOMINIUM PURPOSES
9/30/1980	TR38477	TR0960-021	FOR CONDOMINIUM PURPOSES
10/1/1980	TR39266	TR0960-044	FOR CONDOMINIUM PURPOSES
10/1/1980	TR39074	TR0960-046	FOR CONDOMINIUM PURPOSES
10/8/1980	TR37985	TR0961-011	FOR CONDOMINIUM PURPOSES
10/21/1980	TR37900	TR0962-036	FOR CONDOMINIUM PURPOSES
11/19/1980	TR39140	TR0965-058	FOR CONDOMINIUM PURPOSES
12/2/1980	TR39897	TR0966-052	FOR CONDOMINIUM PURPOSES
12/12/1980	TR39759	TR0967-072	FOR CONDOMINIUM PURPOSES
12/18/1980	TR38957	TR0968-050	FOR CONDOMINIUM PURPOSES

## APPENDIX D – GUIDELINES FOR EVALUATION AND REGISTRATION PROGRAMS

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places or the California Register of Historical Resources, it must meet one or more identified criteria of significance. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated. This historic context statement will provide guidance for listing at the federal and state levels, according to the established criteria and integrity thresholds.

### GUIDELINES FOR EVALUATION

#### Historic Significance and Periods of Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.<sup>366</sup>

Historic significance is [defined as] the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation. It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties.

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.<sup>367</sup> The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for...listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>368</sup>

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<sup>366</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed April 2018.)

<sup>367</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>368</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>369</sup> The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.<sup>370</sup> Identification and definition of the period is based on “specific events directly related to the significance of the property,” for example, the date of construction, years of ownership, or length of operation as a particular entity.<sup>371</sup>

### **Integrity**

*Historic integrity* is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>372</sup> The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling,* and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>373</sup>

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”<sup>374</sup> the National Park Service notes that the property must retain “the essential physical features that enable it to convey its historic

<sup>369</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>370</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>371</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>372</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>373</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf) (accessed April 2018).

<sup>374</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”<sup>375</sup>

### **Character-Defining Features**

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property’s period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building’s function; they can exemplify the use of specific materials or methods of construction, or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

In order to be considered *eligible* for designation as a historic resource, a property must possess both sufficient historic significance to meet at least one of the above criteria, *and* sufficient historic integrity to convey its significance through the physical features that reflect the property’s character and identity.

Programs under which a property in Alhambra may be designated at the Federal or State level are described below.

## **REGISTRATION PROGRAMS**

### **National Register of Historic Places**

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.<sup>376</sup> The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the

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<sup>375</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>376</sup> 36CFR60, Section 60.2.

National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>377</sup>

Standard preservation practice evaluates geographically contiguous collections of buildings from similar time periods and historic contexts as historic districts. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>378</sup>

### **Integrity**

In addition to meeting any or all of the designation criteria listed above, the National Park Service requires properties to possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>379</sup>

The National Register recognizes seven aspects or qualities that comprise integrity, which are also referenced in the City’s local ordinance: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.

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<sup>377</sup> 36CFR60, Section 60.3. Criterion D typically applies to archaeological resources.

<sup>378</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>379</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*



- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>380</sup>

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.<sup>381</sup>

A property that has sufficient integrity for listing at the national, state, or local level will typically retain a majority of the identified character-defining features, and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds. For properties that are significant for their architectural merit (Criterion C), a higher priority is placed on integrity of design, materials, and workmanship. For properties that are significant for their association with important events or people, integrity of feeling and/or association may be more important.

For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states:

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

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<sup>380</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>381</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>382</sup>

### **Criteria Considerations**

Certain kinds of properties are not usually considered for listing in the National Register. These include religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years.<sup>383</sup> These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to being eligible under one or more of the four criteria and possessing integrity. The National Park Service has defined seven Criteria Considerations; those that are the most relevant to this study include:

#### *Criteria Consideration A: Religious Properties*

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.<sup>384</sup>

#### *Criteria Consideration B: Moved Properties*

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.<sup>385</sup>

The National Register Criteria for Evaluation limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated

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<sup>382</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>383</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>384</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>385</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

archeological deposits. Properties that were moved before their period of significance do not need to meet the special requirements of Criteria Consideration B.<sup>386</sup>

***Criteria Consideration G: Properties that have Achieved Significance within the Past 50 Years***

A property achieving significance within the past fifty years is eligible if it is of *exceptional importance*.

The National Register Criteria for Evaluation exclude properties that achieved significance within the past 50 years unless they are of exceptional importance. 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places. The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

**CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources. The California Register was established in 1998, with eligibility criteria based upon National Register criteria. The criteria for listing in the California Register are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>387</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office

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<sup>386</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

<sup>387</sup> Criterion 4 typically applies to archaeological resources, which is outside the scope of this project.

of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission.

- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.<sup>388</sup>

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1 of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.<sup>389</sup>

### **CALIFORNIA POINTS OF HISTORICAL INTEREST**

The California Point of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties not able to meet the restrictive criteria of the State Historical Landmarks program. The criteria for the Points are the same as those that govern the Landmark program, but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection, but are eligible for official landmark plaques and highway directional signs.

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<sup>388</sup> California PRC, Section 5023.1(d).

<sup>389</sup> California PRC, Section 5023.1(e).

## **APPENDIX E – COMMUNITY SUBMISSIONS**

Included in this appendix is correspondence received to date on the development of the Historic Context Statement. These comments were received either through written communication with City Staff, or via the Community Submission portal on the project website, found here: <https://www.historicalhambra.com/community-submissions>.

All names and contact information have been removed.

-----Original Message-----

From:

Sent: Wednesday, January 26, 2022 7:19 PM

To: Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>

Subject: 322-324 Fremont, Dolgeville property

CAUTION: This email originated from outside your organization.

Dear Historical Alhambra

I have pictures that I took in around 2011 of one of Dolgeville's small Victorians before it got bulldozed and its lot split, where now two two-story awkward houses stand. I believe there are still a few in a row of these small worker houses on the east side Fremont between Commonwealth and Poplar Streets. That house that is gone that used to be at 322-324 Fremont looked very similar to 300 Fremont at Poplar/Fremont, that is still there.

Thank you,

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, October 4, 2021 11:39 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** 403 S. Garfield / T. J. Stuart

**Address or Approximate Location (if applicable):** 403 S. Garfield

**Type of Information:** important person and architecture in historical downtown

**Period of time represented:** Victorian



The home belonged to T. J. Stuart. Bruce Risher also mentioned that William Thrall may have lived in this house although Oscar Amaro says he's done research on Will Thrall and he found that Thrall lived on the east side of Garfield, not in this house. Will Thrall was a naturalist and hiker who did much for the San Gabriel Mountains.

Thomas J. Stuart - born March 20, 1839 in Pennsylvania - he was one of nine children born to David and Elizabeth Stuart

Mr. Stuart died in 1909 and he is buried in the San Gabriel Cemetery.

He married Charlotte H. Willey, from Indiana, in 1866 in Indiana.

They had five children but only three survived - Edward (born 1869), Mary (born 1871) and Anna (born in 1888).

Charlotte and Thomas lived in Jeffersonville, Indiana on the banks of the Ohio River between 1870 and the early 1880s when Thomas worked as a shipping clerk.

In the 1900 census, they are living in Alhambra, although the census identifies it as San Gabriel. Their house number is 424 but there is no street name listed. His profession in 1900 is listed as deputy clerk but it doesn't say what company/organization/institution he works for.

In 1900, two of their children (Edward and Anna) are still living with them. Edward is working as a bookkeeper. Anna is a teacher.

From Chris Olsen & article in APG Fall Newsletter

The 1920 U.S. Census shows that 403 S. Garfield was originally used as multi-family housing. According to the Assessor directory, two families lives in what is the oldest and largest structure on the lot. Clifford H. Everdon, a shoe salesman, and his wife Edith and their daughter and son, rented the property along with the Coleman family. Calvin Coleman, who was a laborer in an oil field, also lived there with his wife and son.

The Assessor's Office shows three structures on the property, with the oldest possibly dating from 1918, though we estimate it is older than that based on its Victorian architectural features. Flanked on either side by what look like the original grove of trees, it is listed at 3,370 square feet, 6 bedrooms/2 baths; a one-room sleeping porch was added in 1927. Also on the lot are two other units, both built in 1941, each with one bedroom and one bathroom.

In July 2015, J&KD LLC bought this property for \$3.1 million from ANJ LLC, just 2 months after ANJ LLC bought it for \$600,000 from Eretz G4 Properties LLC. It is now on the market again.

**Why is this significant?:** Victorian house from c. 1888 ; TJ Stuart might have been one of the founding fathers of the City

**Where can we find more information?:** Alhambra Preservation Group , and Historical Society may have info.

**The City of Alhambra may publish:** No, please consider the resource(s) described above, but do not share my name.



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, October 4, 2021 11:39 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** 403 S. Garfield / T. J. Stuart

**Address or Approximate Location (if applicable):** 403 S. Garfield

**Type of Information:** important person and architecture in historical downtown

**Period of time represented:** Victorian

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In 1900, two of their children (Edward and Anna) are still living with them. Edward is working as a bookkeeper. Anna is a teacher.

From Chris Olsen & article in APG Fall Newsletter

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**Where can we find more information?:** Alhambra Preservation Group , and Historical Society may have info.

**The City of Alhambra may publish:** No, please consider the resource(s) described above, but do not share my name.

**From:****Sent:** Wednesday, October 13, 2021 10:30 PM**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>**Subject:** addendum to my forms I submitted, 403 S. Garfield**CAUTION: This email originated from outside your organization.**

Hi

Thank you for your amazing work so far!

I filled out the form tonight. Since there's no way to upload pictures, here is what I have that I wanted to share:

403 S. Garfield, 1880s

I snuck in there back in 2017 and took inside pics during renovation. I was shocked at how amny diff. rooms there were.

When I was on the APG board, I facilitated an effort to get the current owner to re-imagine this bldg, and contract with a historic architect/developer out of Pasadena (forgot his name, office on Colorado Blvd in Old Town) to possibly put in assisted living. The property takes up the whole block and it seemed he'd rather just have it sold and demolished. Over the years he's been trying to sell it off. It's on the medical bldg. corridor and is in extreme danger.

It's on the historic survey your group did for us in the 80s.

TJ Stuart apparently is buried in a cemetery I think in San Gabriel. Bruce Risher sent me the photo and I may have it if you need it.



**CARRIAGE AWAITS**—Taken in 1888, this old picture depicts the old home of T. J. Stuart, complete with horse and buggy, as it looked at Garfield and Beacon Streets during pioneer days in Alhembra. The home still stands with the scenery changed.



























**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, February 28, 2022 5:34 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Vans

**Address or Approximate Location (if applicable):** 420 S. Garfield Ave

**Type of Information:** Retail Store

**Period of time represented:** Late 1960s up until present.

**Why is this significant?:** This Vans retail store, located at 420 S. Garfield in Alhambra, is the oldest long-standing Vans retail store in Southern California. Founded in Anaheim, California in 1966, Vans a VF Company, is an iconic Southern California footwear and action sports brand that has been around for 56 years. Today, Vans is a renowned multi-billion dollar global footwear brand with both its business history and cultural heritage originating here in both Los Angeles and Orange counties. Vans has occupied this building since 1967–68 having originally rented the building presumably from its original owner (according to the city of Alhambra’s building records) until the brand purchased it directly from them in 1980. According to the city’s public records for this location, the building itself was likely constructed around or shortly before 1951 and was used as a nursery and possibly another type of retail store up until Vans began renting it in 1967–68. In 2019, Vans established their archives, officially referred to as the Vans Archive, at their global headquarters in Costa Mesa, California and following this milestone for the brand has been a lot of attention and research pertaining to Vans early history and retail presence in Southern California. Catherine Acosta, Vans first archivist and historian and a native of Alhambra, has identified several primary sources that confirm Vans longstanding presence at this location, which previously had only been mentioned and acknowledged orally by long-time Vans employees but never confirmed through primary materials or sources. Some of these sources include a 1968 classified ad in the Los Angeles Times taken out by Vans in search for a “retail saleslady...to work in the Alhambra area...,” two business cards for this store location, which refer to the store as “House of Van’s,” which was what the brand called their stores in the late 1960s and early 1970s, and a historic photograph dating from 1973 recently identified by Catherine of the exterior of the Alhambra Vans store. In the photo, the exterior of the store showcases handmade signage and murals, similar to the first and original Vans store once located at 704 E. Broadway in Anaheim. All of these primary sources confirm that this was one of several early Vans stores established in Los Angeles County in the late 1960s, making this location a truly unique and one-of-a-kind symbol for both Vans and the city of Alhambra, as there are no other early retail store locations owned and operated by the brand today in Los Angeles or Orange County.

**Where can we find more information?:** Please reach out directly to me directly at Vans Global HQ; see contact info below. I would love to share the 1973 photo mentioned with the city for informational and educational use and further connect about this "nomination."

**The City of Alhambra may publish:** Yes, you have my permission to publish my name to highlight the connection between people and places.

**Name:**

**Address:**

**Phone:**

**Email Address:**

Does this submission look like spam? [Report it here.](#)

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Thursday, January 27, 2022 9:01 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Current residence - Peacock Family

**Address or Approximate Location (if applicable):** 502 N Story Place

**Type of Information:** Historical Residence & Filming

**Period of time represented:** 1890's. Having grown up on the street, I recall the Peacock Family taking pride on updating and remodeling the gorgeous classic. I hope you take the time to contact the Peacock's.

**Why is this significant?:** It's a Victorian Style Residence that was built in the late 1800's. I also recall the home was used in a a film in the 1970's.

**Where can we find more information?:** By going to the residence and talking to the residents, Peacock Family.

**The City of Alhambra may publish:** No, please consider the resource(s) described above, but do not share my name.

**Name:**

**Address:**

**Phone:**

**Email Address:**

Does this submission look like spam? [Report it here.](#)

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Tuesday, October 12, 2021 12:27 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Alhambra Library

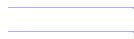
**Address or Approximate Location (if applicable):** Quonset hut at Garfield near Elgin (1969 to mid 70's), Main Street near 2nd Street (mid 70's to 1990's ?).

**Type of Information:** Important cultural, educational resource. I lived in Alhambra from 1969-79.

**Period of time represented:** See above.

**Why is this significant?:** Important cultural and educational resource.

**Where can we find more information?:** Alhambra Library



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 5:05 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification For

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Alhambra's Neon Signs - Municipal Welcome Signs and Businesses

**Address or Approximate Location (if applicable):** Three "Alhambra" neon signs (Huntington Blvd at the western boundary; Valley Blvd at the western boundary; Main Street at the Eastern boundary) and businesses (Bun N Burger, The Hat and Twoheys before they moved to South Pasadena))

**Type of Information:** Neon Signs

**Period of time represented:** 1920s - 1960s

**Why is this significant?:** An important (and bright) way of advertising that was popular in the mid 20th century

**Where can we find more information?:** Alhambra Preservation Group's blog post:  
<https://proseofpreservation.org/2019/11/10/ahambras-neon-signs-return-in-a-blaze-of-glory/>





**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:22 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [\*City of Alhambra Historic Preservation Program\*](#)

**Name of Person/Place/Story:** Alhambra Preservation Group's blog "The Prose of Preservation" and Alhambra Preservation Group's Facebook page

**Address or Approximate Location (if applicable):** [www.proseofpreservation.org](http://www.proseofpreservation.org) and [www.facebook.com/alhambrapreservation](https://www.facebook.com/alhambrapreservation)

**Type of Information:** Alhambra Preservation Group started their blog in 2012 and published articles for their quarterly e-newsletter. Often times these articles featured historically and

architecturally significant homes, churches, schools and businesses. This blog has a wealth of information on Alhambra's built environment. Likewise, APG's Facebook page also has information on Alhambra's built environment. A scavenger hunt called "I Spy" was done a few years ago and featured little known characteristics about architecturally significant buildings in Alhambra.

**Period of time represented:** The articles and FB posts cover architecture ranging from Victorian to Mid-Century Modern and everything in between.

**Why is this significant?:** A resource for the historic context statement

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 3:37 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Artist's Alley on Champion Place

**Address or Approximate Location (if applicable):** Champion Place just north of Main Street

**Type of Information:** Artist's Alley located on Champion Place just north of Main Street was a gathering place for artists at the turn of the 20th century.

**Period of time represented:** Late 1800s into the early 1900s

**Why is this significant?:** Notable artists who came out to Alhambra and lived and created art on Champion Place included Norman Rockwell, Clyde Forsythe, Eli Harvey and others. Norman Rockwell married Mary Barstow at an Arts and Crafts home that I believe is still standing on North Champion Place. Rockwell's art studio was above the garage at the home of Clyde Forsythe - the Orange Blossom Manor - located on North Almansor Avenue on the southeast corner of Almansor Avenue and Alhambra Road.

**Where can we find more information?:** The Alhambra Preservation Group did a home tour in 2009 and the Orange Blossom Manor was one of the homes featured on the tour. They would have information on the Forsythe home and Rockwell's studio.

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, February 28, 2022 2:32 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Alhambra's Artist Colony

**Address or Approximate Location (if applicable):** On Champion Place -- a short street running north from Main St. by the Alhambra Wash just before the San Gabriel City border

**Type of Information:** This colony included some of the biggest names in Western and American art, including Norman Rockwell (whose 2nd marriage took place on Champion Place), Victor Clyde Forsythe (1885-1962),

Frank Tenney Johnson, Jack Wilkinson Smith, Eli Johnson, Tex Wheeler, Sam Hyde Harris and Marjorie Reed

**Period of time represented:** This artist colony thrived in the 1920s and 1930s.

**Why is this significant?:** Association with important persons and cultural group

**Where can we find more information?:** If you google "Alhambra Artist Colony on Champion Place" you will find many articles. On of the best articles (including many color photos of their famous artworks) can be found at this site <https://www.pressreader.com/usa/western-art-collector/20180201/281556586293844> Norman Rockwell used some of the other artists there as models for some of his paintings.

**The City of Alhambra may publish:** Yes, you have my permission to publish my name to highlight the connection between people and places.

**Name:**

**Address:**

**Phone:**

**Email Address:**

Does this submission look like spam? [Report it here.](#)

To: City of Alhambra Historic Preservation Program

Re: Draft History Context Statement

Date: November 11th, 2021

To whom it may concern:

I want to thank the City Council of Alhambra for beginning the project. It's a great idea.

After reading the Draft History Context Statement, however, I feel compelled to write to you about a small but important issue: that is, the tone of the parts of the Statement that have to do with the Franciscan Missions. Honestly, I consider this tone markedly biased at the least and propagandistic at the worst.

I do want to say at the outset that I am not accusing anyone involved in the process of writing the Draft of knowing and deliberate unfairness toward the padres. I understand that this is how history is being taught nowadays. But history is being taught in a biased and propagandistic way. Therefore, I feel the need to speak out.

The parts I ask you to reconsider are highlighted below:

Under the heading, **“Context: Spanish Rule: Colonization and Mission Establishment (1769-1820):**

“ ... Local native tribes were absorbed into the mission system, forced to convert to Christianity, and forced to work the mission's agricultural and ranch lands. At the San Gabriel Mission, the native Tongva inhabitants became known as the Gabrielinos. The missions continued to hold these large tracts of land until the Mexican government declared its independence from Spain....”

And, following, under **“Context: Mexican Rule: Secularization and Subsequent Land Grants (1821-1849)”**:

“In 1821, Mexico won its independence from Spain, making Alta California part of Mexico. By the 1830s, the influence of the mission system was waning, replaced by a focus on secular agricultural settlement. With growing pressure on the Mexican government to secularize the missions, in 1833 the Mexican Congress passed the Act for the Secularization of the Missions of California. The missions were subsequently abandoned by the Franciscan padres and the majority of mission lands taken from the Catholic Church....”

My objections:

**“Local tribes were absorbed into the mission system...”**

This sentence, in the passive voice, reads in a way that suggests the mission system was an impersonal, unfeeling behemoth of an organization, something like the layman's view of a



modern business corporation. This assertion is not supported by the facts. It's well known that the mission padres literally walked through Alta California, stopping at Indian villages along the way. They ate, slept, and lived among the Indians and knew their way of life even before the first mission was established. This was hardly an impersonal process, nor one in which the missionaries could avoid interacting with the people they were trying to convert.

In addition, once the missions were established, the padres, as managers of the entire system, interacted with the Indians on a daily basis. In fact, the second tier of managers were Indians themselves. According to historian Steven W. Hackel,

“Most Alta California missions counted between 500 and 1,000 Indian residents, two missionaries, and a military guard of four or five soldiers. Because their numbers were few and their resources limited, Spaniards looked to Indian leaders to help organize and regulate the missions' life and work. To this end, they instituted and directed annual elections in which the mission community chose its own officials, thereby enabling Spanish religious and military authorities to rule Indians through Indians.”<sup>1</sup>

Hackel calls this form of governance “indirect rule” and suggests it led to an “intersection of Indian and Spanish structures of authority.”<sup>2</sup> In other words, Indians from the beginning had a managerial role in how the missions were run. Running the missions was a joint effort – it could hardly have been otherwise, with only two padres per mission.

These mission indigenous leaders were generally chosen from the traditional village nobility or ancestral captains because these were the people the Indians wished to lead them. Often, there were Indians from several villages living together in the same mission and, in order to make sure there was a balance of power between the various villages, the padres chose the candidates for office. But the Indians themselves then voted for the leaders they wanted. Though these leaders (*regidores* and *alcaldes*) had little power to go against the will of the padres, they still ruled over their people and sometimes led them to rebellion against the mission system.<sup>3</sup> And, by this process, as the years progressed, individual Indians developed an understanding of the modern concept of representative power:

“[T]he Spaniard's use of and dependence on Indian officials reveal a noteworthy paradox of the colonial history of the Americas: indirect rule not only reshaped Indian lives, but it also provided Indians with the means and the personnel to retain control over some aspects of their communities, in some areas long after the collapse of colonial rule.”<sup>4</sup>

Once again, the padres lived and worked all day long with their Indian charges. It was in their own best interest, in fact, to understand the Indian way of thinking, as perplexing as this process frequently was for all involved. One obstacle was the multiplicity of languages the Indians used, often differing from village to village. Still, Father Zalvidea at the Mission San Gabriel managed

<sup>1</sup> Steven W. Hackel, (1997). *The Staff of Leadership: Indian Authority in the Missions of Alta California*, [https://stevenhackel.files.wordpress.com/2019/04/the-staff-of-leadership\\_-indian-authority-in-the-missions-of-alta-california.pdf](https://stevenhackel.files.wordpress.com/2019/04/the-staff-of-leadership_-indian-authority-in-the-missions-of-alta-california.pdf), p. 348.

<sup>2</sup> Hackel, p. 349.

<sup>3</sup> Hackel, p. 348. See, for example, Hackel's take on the Toypurina incident: “Sources of Rebellion: Indian Testimony and the Mission San Gabriel Uprising of 1785,” [https://stevenhackel.files.wordpress.com/2019/04/sources-of-rebellion\\_-indian-testimony-and-the-mission-san-gabriel-uprising-of-1785.pdf](https://stevenhackel.files.wordpress.com/2019/04/sources-of-rebellion_-indian-testimony-and-the-mission-san-gabriel-uprising-of-1785.pdf).

<sup>4</sup> Hackel, p. 350.

to learn the Tongva languages well enough to preach in them.<sup>5</sup> His only way to have done that would have been to spend a great deal of time with his flock. If he were merely running an inhumane system bent on “absorbing” Indians and molding them into automatons or slave labor, it’s doubtful whether he would have bothered learning their language.

Every indication is that the Franciscan fathers believed in Pope Francis’s motto: the good shepherd smells like his sheep.

As for the phrase,

**“...forced to convert to Christianity...”**

The charge seems to have been popularized in modern times through the work of biologist and population studies expert Sherburne F. Cook. His essays, published in the early 1940s,<sup>6</sup> accuse the Spanish missionaries of various wrongs against the indigenous tribes of Alta California. The most important of these wrongs is the accusation of forced conversion since, once an Indian was baptized and converted to Catholicism, he was obligated by Spanish law to live on mission property unless given permission by the padres to go elsewhere.

As evidence of forced conversion, Cook quotes two sources: eyewitness/hearsay testimony by foreign visitors to the missions and mission records of expeditions made into the wild by soldiers and/or mission Indians.

Historian and Franciscan friar Francis F. Guest, however, accuses Cook of cherry-picking his data and rebuts Cook’s arguments in the following ways:<sup>7</sup>

1. **Forced conversion was illegal both by Spanish law and Catholic doctrine...** This is not to say that it would have been impossible for the padres to break these rules, but it’s unlikely. After all, the padres believed they were being watched from on high.

2. **...However, if non-Christian Indians harmed Spaniards or Christianized Indians or their property, the Spanish guard could capture and hold them for punishment.**<sup>8</sup> Non-Christian Indians often harassed or attacked mission Indians and Spanish soldiers. Another huge problem was horse thieving – a very serious offense, since horses were to the missions what cars

<sup>5</sup> Geiger, Maynard, “Franciscan Missionaries in Hispanic California, 1769-1848” (San Marino, CA, Huntington Library, 1969), p. 267; Beebe, Rose Marie and Senkewicz, Robert M., “Testimonios,” p. 107.

<sup>6</sup> Cook, Sherburne F., “The Conflict between the California Indian and White Civilization,” University of California Press, Berkeley, 1976 (a collection of essays originally published in the early 1940s).

<sup>7</sup> Guest, Francis F., “An Examination of the Thesis of S.F. Cook on the Forced Conversion of Indians in the California Missions,” <https://www.jstor.org/stable/pdf/41170811.pdf>. Also available on Amazon.

<sup>8</sup> Guest, *ibid.*, p. 2, quoting the *Recopilación de leyes de los reinos de las Indias*, ley x, título iv, libro iii: “No governor, lieutenant, or alcalde ordinario can or may send armed parties against the Indians with a view to reducing them into missions, or forcing them to work in mines, or for any other pretext. The penalty for violation of this law is loss of office and payment of 2,000 pesos. But if some Indians should cause harm to Spaniards, or to peaceful Indians, whether in their persons or in their property, then we certainly allow [these same officials] to send armed parties, within three months [of the perpetration of the crime], to punish them [the Indians] or to take them prisoner...”

and trucks are to modern society. The Indians could make off with as many as a hundred horses at a time.<sup>9</sup> Failing to punish this behavior would have meant the end of the missions.

**3. When non-Christian Indians were arrested and brought to the missions, they would often choose to be converted for pragmatic reasons.** Undoubtedly, they would be counseled by the mission Indians to do so in order to get a lighter sentence. This was not an ideal motivation, but, in such circumstances, the padres might give the Indians the benefit of the doubt, and this would account for a certain proportion of baptisms.

**4. Many local Indians were never converted.** It is documented that unconverted Indians often lived close to the missions and most likely picked up many skills from association with the missions and mission Indians. For example, according to records, in 1804, non-Christian Indians near Mission Santa Barbara were planting and harvesting their own crops.<sup>10</sup> And in 1828, there were from 800 to 900 non-Christian Indians living on the various ranchos of Mission San Gabriel.<sup>11</sup> If forced conversion was *de rigueur*, all these Indians would have been “absorbed into the mission system.” But they were not.

Guest also mentions a map, owned by the Bancroft Library and dated 1924, which shows various Indian villages in the Mission Santa Clara region. Twelve non-Christian village are marked with a circle, and twenty Christian villages are marked with a circle and a cross.<sup>12</sup>

**5. There is no evidence that the padres relied on forced conversion as a method of population growth; there is evidence of planning to encourage voluntary conversion:** In their writings, the padres frequently noted that the baptized Indians who ran away and stayed away from the missions were homesick for their own small neighborhood or homeland. Anything outside of about five leagues (a dozen or so miles) was often too far away to stay permanently, even though the padres gave the Indians permission to visit their home village twice a year for a few weeks at a time. For this reason, the padres intended to found more missions and *assistencias*, small satellite settlements, as close together as necessary for the Indians’ comfort. This was their solution to the fugitive Indian problem, and it is not an inhumane one. It shows the padres’ intention to win the Indians over by fair means, not foul. If forced conversion was the rule, it does not seem likely that the padres would go to this trouble.

**6. As noted before, Indians outnumbered padres and soldiers by a factor of close to 100 to one.** Yes, the soldiers had guns (muskets) and cannon, but these would hardly have been able to prevent so many Indians from leaving the missions if they, or even a sizable fraction, had chosen to do so. Therefore, it can only be surmised that most of the Indians were at least okay with mission life most of the time. This argues against the idea that forced conversion was necessary.

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<sup>9</sup> Guest, pp. 9-10: “...it was unusually easy for a small number of Indians to drive off a hundred or more horses from Spanish ranchos into the wilderness in one night.... In 1819 Father Mariano Payeras, then President of the California missions, complained that Indians, both Christian and non-Christian, were leaving both missions and ranchos without horses. In 1830 a complaint was made that there was not an Indian rancheria [village] that did not have horses. The Indians were accustomed to slaughter the horses, dry the meat, and then pack it in *tercios*, just the way the missionized Indians had been taught to do by the Spanish, another instance of fusion of culture.”

<sup>10</sup> Guest, p. 4, quoting “Governor to the Commander of Santa Barbara, Loreto, June 5, 1804, CA 26, p. 102.” (Before association with the mission system, it may be noted, California Indians were hunter/gatherers, and gathering/processing plant food was almost exclusively women’s work.)

<sup>11</sup> Guest, p. 7, citing *Estado of Mission San Gabriel and surrounding ranchos*. No place or date. CA 21, p. 98.

<sup>12</sup> Guest, p. 21.

The padres were not insensitive to the problems mission Indians had in adjusting to their new way of life. And, at stressful times, such as epidemics or mission food shortages, they allowed the Indians to go *en masse* back to the wild.<sup>13</sup>

**7. Expeditions to the interior to capture fugitive Christian or non-Christian criminal Indians often met with Indians they have captured but did not.** Of course, military documentation was terse and did not give reasons for actions – no one in those days would have imagined scholars, more than 200 years later, arguing over their motivations. However, expedition records point to there having been many opportunities for capturing innocent Indians which were not taken advantage of.<sup>14</sup> On one occasion, soldiers arrested forty Indian men and then released them. This would not have happened if forced capture and relocation were considered appropriate ways to secure new converts and laborers.

All this is not to say that no forced conversions took place. Such a statement would be foolish, since it's impossible to prove a negative. But blanket statements about forced conversions have no real historical basis. As Guest says, Cook most likely looked at the data from an outsider's perspective, as some foreign visitors did,<sup>15</sup> and saw what he expected to see.

In regard to the phrase claiming Indians were “...forced to work the mission's agricultural and ranch lands....”

The hunter/gatherer lifestyle was pleasant enough during years of good rain. But when drought came, the Indians starved. It was often during drought years that large numbers of Indians came to the missions, asking for admittance and baptism. There, because of the padres' zeal, organizational skills, and knowledge of European methods of farming, ranching, and irrigation, the Indians were able to eat three meals a day.<sup>16</sup> The Indians also had a great desire to own woven clothing and blankets. (Their village clothing was made of grasses and fur pieces.)

In order to receive these benefits, however, the Indians had to do their fair share of the work. It was not a heavy workload. As Cook writes,

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<sup>13</sup> An interesting example of this is given in historian Steven W. Hackel's account of a local food shortage near Mission Santa Clara in 1786. Quoting one of the padres, he writes, “We [the mission padres] called together the principle [Indian] leaders at the mission and we said to them: ... The soldiers are suffering much from hunger. They have no corn, no wheat, no beans. They are asking us to sell them some... If we do sell, there will not be enough on hand to support you until the time of the wheat harvest. If you wish to go away for some weeks to gather nuts, it will be possible to sell them some corn, and there will be that much extra to spend on clothes. You may consult your own people if you wish. In less than an hour they returned to say that they would choose life in the open, for the pinole was already getting ripe.” Steven W. Hackel, *The Staff of Leadership: Indian Authority in the Missions of Alta California*, William and Mary Quarterly, Apr. 1997, p. 364. Available at JStor.org.

<sup>14</sup> Guest, pp. 20-21.

<sup>15</sup> Not all foreign visitors thought conversions were being forced. The botanist of the Russian vessel *Rurik*, for example, on visiting San Francisco, noted that the California Indians were free until they were baptized. Guest, p. 5.

<sup>16</sup> Eulalia Pérez, Keeper of the Keys at Mission San Gabriel, said in her memoir of mission life that the Indians had champurrado (chocolate mixed with atole made with corn) or pozole with meat for breakfast. In the middle of the morning, she sent out drinks of water, vinegar or lemon, and sugar to the field workers. Lunch was meat and vegetables, and dinner was atole, plain or with meat. On feast days, there was bread and “something sweet” with breakfast. Beebe and Senkewicz, *Testimonios*, pp. 107-08.

“There can be no doubt that the standard working week consisted of from 5 to 6 days at 6 to 8 hours per day, let us say, 30 to 40 hours per week. Nowhere do we find any claims that more than 40 hours were required, except under extreme provocation.... It is very significant that even the bitterest opponents of the mission never accused the clergy of giving the Indians work which might cause either excessive fatigue through extremely long hours or physical injury through intense exertion and occupational hazard....”

As for children, even the critics of the missions were “in agreement that nothing more arduous were required of them than a little gardening and bird chasing [i.e., keeping birds off ripe fruit trees and newly-sewn vegetable beds].”<sup>17</sup>

Still, in the end, Cook states,

“Despite innumerable lamentations, apologies, and justifications, there can be no serious denial that the mission system, in its economics, was built upon forced labor.... Any co-operative system of support, any organization which is economically self-sustaining, as were the missions, must of necessity be founded upon the productive toil of its members. This very necessity is the primary compulsion, but if the corporate members are of sufficient intelligence, the compulsion becomes rationalized and there is an appearance of willingness and volition. On the other hand, if the mass is stupid and ignorant, then the hierarchy of authority at the top must exercise force, moral or physical... and we begin to speak of ‘forced labor.’...[T]he missionary fathers did their utmost to enlighten the neophytes, but with little success. The next step was moral suasion, and it must be admitted that, in general, such measures were adequate. When, however, they failed physical means became necessary....”<sup>18</sup>

Thus the padres – or the Indian *alcaldes* – had to flog (whip) Indians who continually shirked their work assignments.

Modern critics point to the use of physical punishment as an indication that the mission system was inhumane and cruel.<sup>19</sup> However, corporal punishment in this era was ubiquitous. The United States Army did not ban flogging as a punishment until 1861. To blame the missionaries for using this form of discipline when it was used everywhere else is to commit the historical sin of Presentism: judging past events by modern standards as if those standards were irrefutably correct.

Considering that, while the Indians were working, they were also learning skills such as cattle ranching, blacksmithing, leathercrafting, spinning, weaving, and sewing, and also taking into

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<sup>17</sup> Cook, p. 94.

<sup>18</sup> Cook, p. 96.

<sup>19</sup> A typical example of the facile moral posturing of modern writers toward the padres, which I just last week found at Crowell Library: “[Mission Indians] perished by the hundreds, subjected to rigid discipline and cruelty, all in the name of the One True Faith.” Fagan, Brian, “Before California: An Archeologist Looks at Our Earliest Inhabitants” (Rowman & Littlefield, Walnut Creek, 2003). Fagan doesn’t bother to even make an argument: he is certain he is on the side of right. (He is certainly on the side of popular opinion.) Exposed to enough of this sort of writing, the average reader becomes convinced without ever having read the whole argument, much less thought it through.

account the many new foods and comforts the Indians now had available to them,<sup>20</sup> it's hard to imagine that they were getting a bad deal in exchange for their "30 or 40 hours per week."

(As an aside, the biggest problem at the missions was epidemic and endemic disease. During the mission era, it was said that the Indians still living in their open-air villages were healthier than the Indians enclosed in the missions. Indeed, at the missions, death rates far outran birth rates for decades. But by 1830, epidemics in the non-missionized Indian populations were becoming just as severe, if not worse, than they had been at the mission, while statistics suggest that mission Indians were developing natural immunity. Increase of sickness in the remote villages seemed to be caused by the missions being dissolved, and mission Indians heading back to the wild, bringing illness with them. Clearly, the spread of European diseases to the New World could be slowed but not stopped.)<sup>21</sup>

**In regard to "...The missions were subsequently abandoned by the Franciscan padres..."**

Mission administration was a matter of almost constant work and worry. When the Mexican War of Independence broke out, new missionary replacements were not able to be sent to Alta California. And, as Guest writes,

"As early as 1812 Father Mariano Payeras wrote that many of the religious were infirm, that not a few were determined to retire to the college [i.e., the seminary in Mexico from which they had originally come], and that there was a great and urgent need for new priests. As time went on the desire of many missionaries to leave became more and more insistent. In 1822 there were thirty-five missionaries in Upper California. Of these, all except eight were anxious to retire to the college. Even Narciso Durán [known for his energy and ambition] was described as fervent in his desire to leave. In 1825 Father Luis Gil complained that, at his mission, there was too much to do and there were too few to do it all. He was fifty-three years of age, he said, was incapable of discharging his duties, which had entirely consumed his strength, and would greatly appreciate an opportunity to retire. In 1829 there were only twenty-five priests caring for the twenty-one missions in Alta California. Of these, two were in their thirties, seven in their forties, seven in their fifties, six in their sixties, and three in their seventies. On this list one was described as blind, one ailing in health, one ill, two with bad health, four with poor health, and four with broken health."<sup>22</sup>

Beside all their other problems, all these years, the padres had had to engage in constant struggle with the military, who wanted control of the Indians and who insisted that, at the very least, they and their soldiers be provided with food grown and goods manufactured at the missions. The

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<sup>20</sup> History writer Charles Chapman notes, "The rank and file of the soldiery, still unpaid, often in rags, and dependent upon the missions for the little they had, looked with envy or indignation at the comparative opulence of the friars and their native wards." Chapman, Charles E., "History of California" (MacMillan & Co., New York, 1923), p. 468.

<sup>21</sup> Cook, pp. 207-216.

<sup>22</sup> Guest, p. 49.

Californio settlers, also, were covetous of mission land and livestock and so continuously criticized the padres in an effort to get the government to cede the mission lands to them.<sup>23</sup>

When, in 1833, the Mexican government declared the missions secularized, the mission lands were seized and divided among the Californios, who were gifted land, cattle, irrigation systems, and mills that they had never built or tended. And now, without their fields and cattle, how were the padres to feed and clothe the Indians? And what protection could they expect from a government that had always been their enemy? The missionaries had devoted their lives, their years, and their health to the mission system. It is, to say the least, a bit hard to say that they “abandoned” the missions, implying that the padres lost interest in evangelizing the Indians when there was no longer anything in it for them.<sup>24</sup>

The padres undoubtedly did many things that caused the Indians misery. But they did many more good things that are entirely ignored by modern accounts of California history. The padres were not racist, and they officiated over many marriages between Spanish soldiers and Indian women. They never claimed the mission lands for themselves or their order, but continuously insisted that they belonged to the Indians, and that should be parceled out to them as soon as they had learned to farm or ranch. It was not the padres’ fault that so few Indians understood or cared to try out the concept of private enterprise.<sup>25</sup>

And the padres shared with the Indians what was for them their most precious possession: their Catholic faith. They tried – imperfectly, because they were imperfect men – to teach that faith to the Indians through good works and the communal creation of beauty. The missions, as they stand today, can still be seen by the impartial eye as works of beauty.

The public, however, is no longer being taught this by state schools and the secular media. It is now considered common knowledge that the padres were sadistic slave drivers. And this understanding has, in the last several years, repeatedly led to destruction of mission property – including, apparently, the recent attempt to burn down the San Gabriel Mission.<sup>26</sup>

Of course, the wisdom of the mission system is debatable. Of course, there could be considered a form of ethnic hubris to even attempt such a work. Many other things could be said. But blanket

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<sup>23</sup> The military and civilians can’t be too severely blamed – because of the ongoing Mexican War of Independence, they had not received pay or supplies from the government for years.

<sup>24</sup> And yet, apparently, they did stay on in Alta California. Chapman, pp. 468-472, recounts the wrecking of the mission system, along with attempts to save and revive it by both religious and secular leaders. Chapman also mentions that new friars arrived (finally) somewhere in the early 1830s, that Frs. García and Durán still held the offices of Father-Presidents (though without missions) for some time, and that Durán, “the last and perhaps the ablest of the Franciscan prelates,” died in 1846, in Alta California.

<sup>25</sup> Chapman, p. 469, indicates that fewer than 10% of the Indians were willing to try farming their own land: “[Governor Figueroa] issued an order for the emancipation of such Indians as were best fitted for liberty. Lands, implements, seed, and animals were to be allotted to them.... Yet, of the fifty-nine heads of families at San Diego deemed worthy of this prospect, only two cared to make the trial, while ten out of a hundred and eight accepted at San Luis Rey.”

<sup>26</sup> <https://www.latimes.com/california/story/2021-05-04/man-charged-with-arson-in-san-gabriel-mission-fire>. “Corey believed the Catholic Church did not hold people accountable for ‘bad acts,’ according to one official.”



assertions such as the ones in the Draft History Context Statement are not helpful in promoting discussion or debate – they present the condemnation of the mission system as a *fait accompli*.

One can only hope that, in time, the padres' moral failings will be more fairly weighed against their accomplishments, and that Californians will begin to view mission history more clearly.

In the meantime, I hereby ask that the writers of the Draft change its wording regarding the mission system to something more neutral – more like the treatment already given to the Spanish, Mestizo, and American settlers, as well as the California Indians themselves.

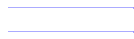
Thank you,



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Wednesday, October 20, 2021 11:19 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Community Feedback (Draft Historic Context Statement Outline)

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Feedback:** Crawford Corner can use a face lift. I've lived in the neighborhood since 1971. My Granny worked at the Crawford market and Carol's Fabrics. Later she worked at Newberry's.



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:10 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [\*City of Alhambra Historic Preservation Program\*](#)

**Name of Person/Place/Story:** Crawford's Corner

**Address or Approximate Location (if applicable):** Northwest corner of Valley Blvd and New Avenue

**Type of Information:** Crawford's Corner has one-of-a-kind mid-century architecture that features a western boom town theme.

**Period of time represented:** 1964 was the year that Crawford's Corner was built

**Why is this significant?:** It is significant because of the uniqueness of this mid-century architecture. It is also endangered because of its location - the City of Alhambra has plans to revitalize Valley Blvd. Its original sign was recently removed.

**Where can we find more information?:** This blog post by Alhambra Preservation Group has additional information: <https://proseofpreservation.org/2018/07/31/focus-on-crawfords-corner/>

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:03 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Father of the Bride Movie / National Velvet / The Little Things

**Address or Approximate Location (if applicable):** 500 North Almansor Avenue, Midwick Country Club Polo barns and fields, Bun N Burger at 1000 E. Main Street

**Type of Information:** A backyard scene of the 1990 Father of the Bride movie starring Steve Martin was filmed at the home at 500 N. Almansor Avenue; Elizabeth Taylor and Mickey Rooney filmed scenes from National Velvet at the Midwick Country Club's barns and fields;

Denzel Washington filmed a scene from a recent movie "The Little Things" at Bun N Burger

**Period of time represented:** Various times are represented in this entry: 1944 for National Velvet, 1990 for Father of the Bride and 2020 for The Little Things

**Why is this significant?:** Association with movie stars and the use of Alhambra as movie sets

**Where can we find more information?:** imdb.com may list the set locations for these movies



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, November 1, 2021 9:08 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Contact Us

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Message:** Hello,

I actually know a WWII VET who attended Marguerita Elementary and graduated from Alhambra High school. He was raised in Alhambra and even helped built his family home before the war, on Edith Ave and Shorb. He is 96 and doing great! He wrote a book titled "It Only Takes One" you can find it on amazon or I can get you one for free. He retired as a Fire Captain from the Alhambra Fire Dept in the 1980's and currently resides in Temple City. He is one of my best friends and I'm sure he can tell you many stories about Alhambra. Feel free to reach me and I will get you in contact with one of his kids. I am a Captain for Alhambra fire, just FYI.

Thank you for your time.



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Sunday, January 2, 2022 11:11 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Contact Us

**CAUTION:** This email originated from outside your organization.

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Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name:**

**Email:**

**Message:** Hi, my husband and I are working on completing some family genealogy research, and we are looking for documentation linking Tristram P. Hoxsey to his father William "Bill" Hoxsie. We realize that both Bill and Tristram were part of the earliest settlers to Alhambra. Do you have any documentation that you can share on them or any others within the Hoxsey family? Your help will be very much appreciated!

Does this submission look like spam? [Report it here.](#)



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 3:54 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Judson Studios - Renowned Stained Glass Studio in Highland Park

**Address or Approximate Location (if applicable):** 805 N. Electric Avenue and 919 N. Marguerita Avenue

**Type of Information:** In 1917, Judson family members were living in homes on North Marguerita and North Electric Avenue. One of the homes has an original stained glass window

(I believe its in the Marguerita Avenue home in the dining room) designed and created by the Judson studios.

**Period of time represented:** Late 1800s and early 1900s

**Why is this significant?:** The Judson Stained Glass Studios is the oldest stained glass studio in America having been established in 1897. To have an original Judson studios creation in an Alhambra home is noteworthy.

**Where can we find more information?:** The 1917 Alhambra directory lists Paul and Blanche Judson as living at 805 N. Electric Avenue and Walter and Mable Judson as living at 919 N. Marguerita Avenue.

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Wednesday, March 2, 2022 3:28 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Community Feedback (Draft Historic Context Statement Outline)

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name:**

**Email:**

**Feedback:** I would like to add the \*Lindaraxa Park residential community

\*Hedges/Lamposts

\*Green Space/Median with Lamposts

to be included and recognized as a neighborhood that is a of and part of the great historical significance to the City of Alhambra.

The City of Alhambra when incorporated was promoted as the “city of homes” at that time the Alhambra Construction Co located on Main St. Went to work and found the perfect location. Just North and within accessibility to Main St.

They created a subdivision where many homes have historical references to people prominent to Alhambra, California and the United States.

The Lindaraxa Park Neighborhood is within the original Alhambra addition tracts.

It had been known by various names

\*Boabdil Blvd tract

\*Dixie tract

\*Granada tract

\*Orange Blossom Manor tract

\*Orienta Ranch

\*Story Park

\*Tres Robles tract

\*Court Lindaraja

Now Lindaraxa Park.

The Alhambra Construction Co. began work on this subdivision in 1912. It would market it for three years until it was ready. They went on to describe it as the most:

\*Beautiful subdivision in Alhambra

\*Where people could own a \*Beautiful home amid surroundings of distinctive quality

\*An Exclusive residence

\*Alhambra's Beautiful Home Spot

\*Where every house is a home

Adding distinctive features that are unique to North East Alhambra as in the pillars at each end of the entrance way. The hedge with the lampposts that are in the center and it's open green space.

All of these features that Lindaraxa boast as one of the original tract neighborhoods should be highlighted for its place in Alhambra's history.

Lindaraxa should have an ordinance for historical preservation.

As they give an actual untouched look as to what was back in 1912.

It is like an interactive day museum for everyone to see, enjoy actually surround themselves as they walk, drive pass through Lindaraxa Park a glimpse of architecture and development standard that should remain in its original and undisturbed condition.

In the Lindaraxa Park tract you I will share a couple of of homes that were owned, used by prominent leaders and visionary to Alhambra:

1) 502 N Story Pl was the home of Francis Q Story who was among Alhambra's first leaders. He played a huge part in the success of Ca. and it's fledgling citrus industry by creating the Sunkist brand of oranges that ensures today. Mrs. Story was key in establishing Alhambra's first library.

2) Norman Rockwell was a known figure here in Alhambra but in the Lindaraxa tract he had a studio that he would use above a garage located on N Almansor St. where he would get much of his inspiration by looking out the windows enjoying the quaint Lindaraxa tract neighborhood while no doubt taking in the SGV mountains that would be his view.

I have photos as well

Thank you for your consideration

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:44 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Mark Keppel High School

**Address or Approximate Location (if applicable):** 501 E. Hellman Avenue, Alhambra, CA

**Type of Information:** School designed by Sylvanus Marston with murals created by Millard Sheets

**Period of time represented:** The school was built in the mid to late 1930s as part of the Roosevelt's WPA.

**Why is this significant?:** The Streamline Moderne architecture of Mark Keppel High School is noteworthy, as is the architect who designed the building (Sylvanus Marston). Millard Sheets is a renowned muralist.

**Where can we find more information?:** <https://proseofpreservation.org/tag/mark-keppel-high-school/>

**From:****Sent:** Tuesday, December 28, 2021 9:37 PM**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>**Subject:** Layered Google map - submissions to Draft Historic Context Statement

**CAUTION: This email originated from outside your organization.**

Hi

I'm not sure if you're still accepting submissions to the Alhambra Historic Context Statement, but this is a work in progress/labor of love toward Alhambra's history, and please use and share it as you see fit.

**Google map:**

[https://www.google.com/maps/d/u/0/edit?mid=1rQyx\\_8pFi9q4xDtCdIRTfIS3sLEqB2lj&usp=sharing](https://www.google.com/maps/d/u/0/edit?mid=1rQyx_8pFi9q4xDtCdIRTfIS3sLEqB2lj&usp=sharing) This is a layered Google map of places mentioned throughout the years since around 1880s of specific places mentioned in the newspaper, pinned onto a modern-day Google map, with a picture of the want-ad or article in the historic paper.

**Sources:**

- a) The images and addresses come from the now defunct Alhambra Advocate newspaper that is in the Alhambra library/ City Hall archives, now also on microfiche in the library but in hard-copy original format as well.
- b) Google maps

**Why significant:** shows what was in Alhambra and when; gives context for the area and its uses of the time; shares how people spent their time or what professions were popular then. For example, in 1917, at 12 N. Garfield, there was a "Teter Motar Car" dealership.



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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Thursday, October 28, 2021 7:28 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Additional information about Midwick Country Club in LA Times Article

**Address or Approximate Location (if applicable):**

**Type of Information:** Newspaper article

**Period of time represented:**

**Why is this significant?:** History of Alhambra

**Where can we find more information?:**

[https://www.google.com/amp/s/www.latimes.com/archives/la-xpm-1993-07-19-me-14670-story.html%3f\\_amp=true](https://www.google.com/amp/s/www.latimes.com/archives/la-xpm-1993-07-19-me-14670-story.html%3f_amp=true)



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Monday, October 18, 2021 11:27 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Midwick Tract

**Address or Approximate Location (if applicable):**

**Type of Information:** History

**Period of time represented:** 1920s to 30s this area was a fancy country club and golf course for Los Angeles's wealthy and movie stars. The areas included a polo grind as well. There's a Facebook page dedicated to Midwick tract.

**Why is this significant?:** History

**Where can we find more information?:**

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Thursday, October 14, 2021 3:25 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Contact Us

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Message:** Hi Project Team!

I just wanted to let you know that I attended the 10/13/21 meeting regarding development of an historic context statement, and you did a really fantastic job. I am so pleased that HRG was hired for this segment of the project. I first became involved in activism related to historic preservation in Alhambra in 2004. Oscar Amaro and Kathy Hildreth had established what became Alhambra Preservation Group a few months previously -- I did the work to incorporate it as a nonprofit organization and served two terms as its president. I am now working with a group to revive the Alhambra Historical Society. I am confident that we can get your researchers into the local museum to see what resources can be utilized (with the cooperation of the former board of trustees). Our members include five people who were present on the 10/13 Zoom meeting, as well as Bruce Risher -- who wrote the book on Alhambra's first 100 years.

For what it's worth, I hope that you will utilize some of the materials we developed in Alhambra Preservation Group. I left the board of directors in 2016, but before that time we presented annual Heritage Home Awards, recognizing the owners of historic buildings who had done particularly fine work of restoration and rehabilitation. We researched and wrote narrative histories of those award-winning houses -- at least 4-6 per year. We also presented several home tours between 2004 and 2013, and copies of the program booklets from those events should still be available through APG or the Historical Society. If not, I have most of them. Another project of ours was the research and writing of about 5 Home Histories for donors. I did much of the writing, and I think I have copies of all of them. Oscar and Joyce Amaro can provide them also, of course -- as well as providing you with lots more info on all the organization has done since 2016.

I will read the draft context statement in the next few days, and provide specific input. In the meantime, I'm hoping that one of its elements will be a statement on the influence of the Pacific Electric Rail system on the development of residential and commercial areas between 1900 and 1925.

Thank you so much for your work! Those of us who have been in this fight for decades feel like the cavalry has finally arrived!

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:33 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Covered/Inaccessible Pedestrian Tunnel under Valley Blvd at 6th Street

**Address or Approximate Location (if applicable):** Valley Blvd at 6th street

**Type of Information:** A pedestrian tunnel that was originally built in the 1930s? is currently covered and inaccessible to pedestrians. The tunnel is located on the east side of 6th Street and goes under Valley Blvd.

**Period of time represented:** 1920s? 1930s?

**Why is this significant?:** It is an interesting streetscape feature that has been covered and inaccessible for decades. I'm guessing that it was originally built when Ramona Elementary School was built in the early 1930s and may have been put in when the Mayfair housing tract was built in the late 1920s. I pass this hidden pedestrian underpass almost daily and am fascinated by its history and the reasons why it was covered and not used anymore. I'm not sure that it is significant. It's just one of those hidden street scape features that many people don't notice or know about.

**Where can we find more information?:** Not sure where additional information can be found. Perhaps the City of Alhambra Department of Public Works - Street Services?

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Tuesday, October 12, 2021 11:55 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Pedrini's Music Store

**Address or Approximate Location (if applicable):** Main & 1st Streets in Alhambra

**Type of Information:** Important cultural resource. I lived in Alhambra from 1969-79. Pedrini's was where I purchased sheet music, albums, musical instruments, took music lessons, learned about classical music. To me, it was a musical resource in my home town within walking distance of my home, a store and a music studio where I took lessons. The Pedrini family had been at this location for over 60 years and contributed greatly to the cultural development of many via music.

**Period of time represented:** See above response.

**Why is this significant?:** Important cultural resource for all types of music. My interest was classical.

**Where can we find more information?:** The Pedrini family. Look them up. Not sure if Geraldine Pedrini is still alive, but her relatives may be.



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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 9:50 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Ramona Park Building Company, principles were John and Daniel Althouse

**Address or Approximate Location (if applicable):** Ramona Park Historic District: Although technically not a historic district, the area is bounded by South 6th Street on the west, Garfield Bl on the east, Valley Bl on the north and Interstate 10 on the south

**Type of Information:** John and Daniel Althouse were principles of the Ramona Park Building Company, which build several Arts and Crafts styled homes in the Ramona Park area. A cluster of their built homes can be found on South 2nd Street between Norwood and Glendon Way. Additional homes can be found on S 3rd and at 1808 S. 6th Street. The Althouse brothers were contemporaries of the Greene and Greene brothers and the four collaborated on at least one home in South Pasadena on Milan Avenue.

**Period of time represented:** The period of time represented includes the early 20th century - from 1900 - 1920.

**Why is this significant?:** This is significant because of the quality of the homes they designed as well as their association with the Greene and Greene brothers.

**Where can we find more information?:** Joyce and Oscar Amaro live at 1808 S. 6th Street in one of the homes built by the Ramona Park Building Company.

**From:****Sent:** Wednesday, October 13, 2021 11:04 PM**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>**Subject:** Scripps Kensington and 268 trees

Hi

I filled out the form about this.

Please consider the links to the The Scripps Kensington and The Chapel (<https://concernedalhambrans.wordpress.com>) plus the mention of these historic trees. I have tons of pictures. Unfortunately the trees are all gone now but the 1923 chapel still stands. Not everything is on the website. There's also some on the Marengo Avenue Water Brigade Facebook page with video drive bys etc.

Mention of the tireless Marengo Avenue Water Brigade community activists and neighbors should be considered because they were there from the beginning to try to save both the chapel and the trees. I was the volunteer community organizer for the group.

Also, the tree report has the list of every single tree - type, quality and tree number. I honestly feel they each deserve a special mention or listing. They are now killed and gone. You mentioned special trees tonight in the presentation. They were there during the Scripps Kensington time,

providing the seniors shade, air and serenity.

Attached are some pictures. The picture of some of the group in front of the chapel with some of the beloved trees and at other public demonstrations. We called ourselves the Water brigade because the owners topped watering so we brought water in buckets. The brown tree trunk picture by the brown house is a tree that was 80-100 years old (my arborist told me). The chapel is still standing as luxury condos etc are being built around it, called "Woodhaven" (!). There's no one picture that does justice to the trees. That's me walking amongst the last few standing that as i said, are all annihilated. There's before and now areal pictures from Google. It was because of this effort and extreme loss that Alhambra instituted a tree ordinance, less than a year after approval to demolish.

This place and the people and trees associated with it is 1000% historic.

If you need any documentation or pictures or anything, please let me know.

Thank you.





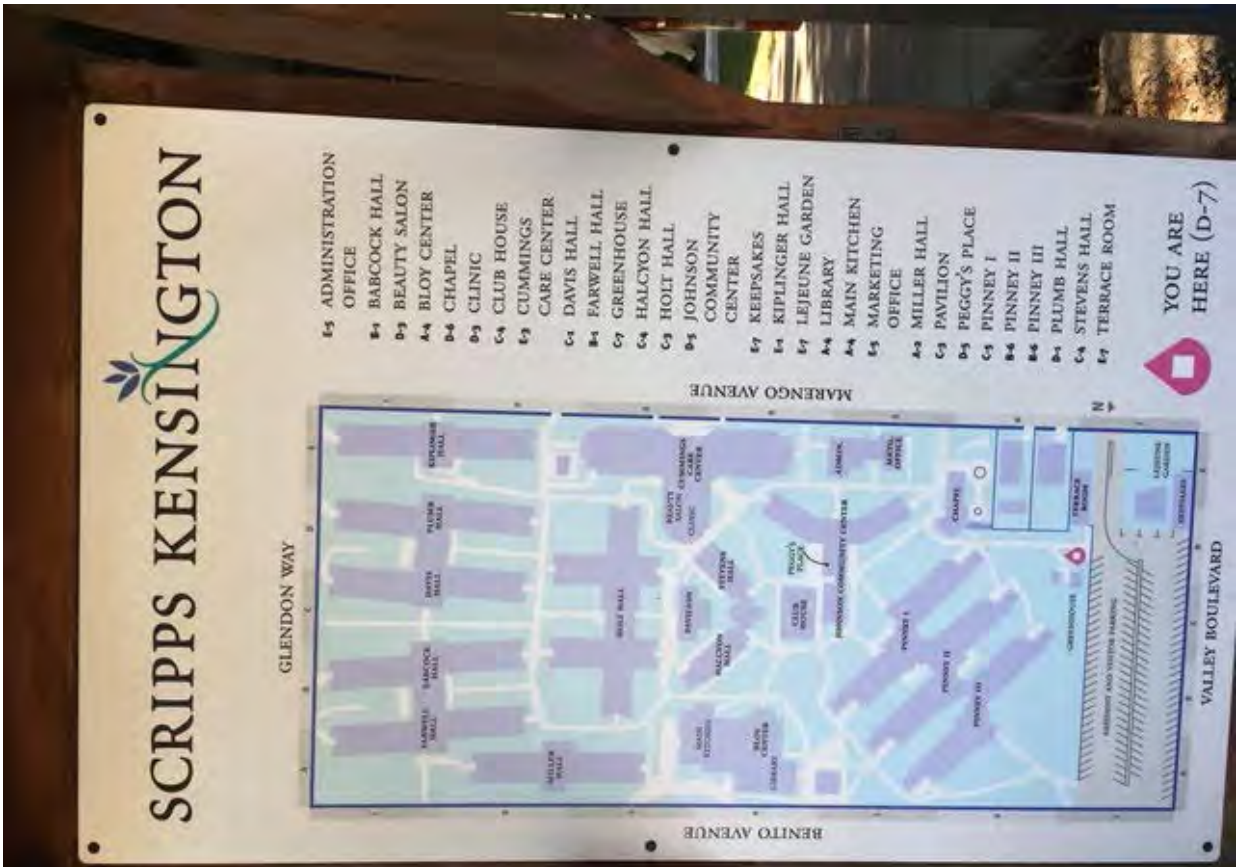


















**BIKERS**

# STEP RIGHT UP PROTESTERS HOLD A MOCK CIRCUS PERFORMANCE TO PROTEST ALHAMBRA CITY COUNCIL'S RULING ON TREE REMOVAL

BY ANDRÉ COLEMAN



In an effort to make their point about the comedy of errors and alleged corruption leading to the uprooting of 268 trees, local activists on Monday dressed as trees and circus performers at Monday's Alhambra City Council meeting.

The measure passed 3-0, with two of the council's five members not showing up. "We were very silent and quiet and didn't say a thing," said activist Melissa Michelson. "As soon as they voted, we hissed and I started playing the circus music."

Mayor Stephen Sham, who previously voted in favor of the project after receiving a \$5,000 political donation from TAG-2 Medical Investment, the property's owners, did not attend the meeting.

In its posted agenda, the council announced a majority of council members would be leaving City Hall at 6:45 p.m. and reduced public comment.

Last week, public comment on the issue lasted for nearly three hours.

After the vote, the group gathered near the cars of council members and continued their mock circus performance. One council member turned around and walked back inside City Hall inside after seeing what was going on.

The trees are due to be removed from a property on Marengo Avenue near Valley Boulevard to make way for 126 townhomes and a medical center.

According to current plans, five trees will remain on the property and 36 will be temporarily relocated and moved back to the property. The remaining 227 trees will be cut down.

But the developer claims more trees will replace them after construction. The project has been controversial for some time. The Alhambra City Council has approved a zoning change ordinance for the project to proceed.

Originally, developers St. Clair Partners of Irvine sought approval from the city to knock down an old church, the trees and several cottages which were once part of the Scripps Kensington Retirement Community Home.

When the project was held before the second reading of the zone change ordinance, removal of the church was pulled from the project.

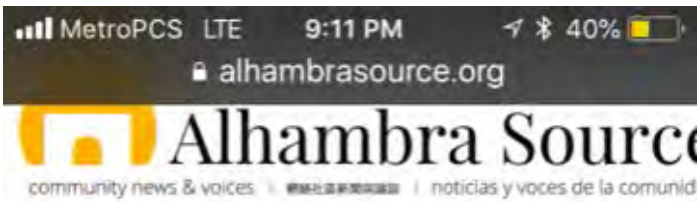
Residents have been calling for the city to conduct an environmental impact study, which is mandated by California Environmental Quality Act, (CEQA) to determine what effects the destruction of so many trees would have on the local environment and residents. ■











City Government

## Alhambra City Council will hold tree ordinance public hearing

The Alhambra City Council is expected to adopt a first reading of a tree protection ordinance.



**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Wednesday, October 13, 2021 6:50 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Scripps Kensington

**Address or Approximate Location (if applicable):** Valley/Marengo (1518 Marengo Avenue, Alhambra)

**Type of Information:** Scripps Kensington was a skilled nursing facility of the Episcopal Church. There were 268 historic trees on these 12 acres of land up until 2018, when they were razed

**Period of time represented:** 1920s - 1960s approx. in its hey day.

**Why is this significant?:** There's a chapel by a famous architect, and fortunately thanks to community outrage and Alhambra Preservation Group activism, that got saved. But the trees got razed. I think it's historically significant for the fact that seniors gave up their property and net worth to the Church and in return the Church promised to take care of them and provided them a serene place to retire. Not only is the historic use of the property important, but the community coming together to save the trees and Chapel.

**Where can we find more information?:** <https://concernedalhambrans.wordpress.com>  
(Marengo Avenue Water Brigade community group that fought for 1+ year to save the trees and chapel) I was the lead organizer and would love to submit to you modern day photos I took before demolition.

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Tuesday, October 12, 2021 12:08 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** St. Therese Church

**Address or Approximate Location (if applicable):** Alhambra Road and Vega Street

**Type of Information:** Important architectural landmark and cultural resource of Catholics.

**Period of time represented:** Built in the 1940's, but example of an earlier style, Art Deco, Zigzag Moderne. Also important cultural resource for Catholics. J. Earl Trudeau, architect, 1908-1990. Important So. Calif. church architect.

**Why is this significant?:** See above response

**Where can we find more information?:** St. Therese Church and website.

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Thursday, December 16, 2021 2:24 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Contact Us

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name:**

**Email:**

**Message:** Dear Historical Alhambra,

My name is [REDACTED], I am currently researching Alhambra history. My family founded Tom's Uniforms (formally Tom's Boys & Mens Wear) on E. Main Street & Chapel. I'd love to speak with you regarding locating historic photographs of E. Main Street, Alhambra, and my family's business from the 1950s to the 1970s/80s.

Thank you for your time and look forward to speaking with you.

Does this submission look like spam? [Report it here.](#)

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Sunday, February 27, 2022 12:03 AM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Community Feedback (Draft Historic Context Statement Outline)

**CAUTION:** This email originated from outside your organization.

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name:**

**Email:**

**Feedback:** Consider for historical preservation in Alhambra: the beautiful STONE MORTUARY CHAPEL built in 1942 at 550 E. MAIN ST., Alhambra 91801 on the SW corner of Main St. at Almansor St. This was originally the Turner & Stevens Mortuary and is currently the Rose Hills Alhambra mortuary. (Note: the LA Co. Tax Assessors map refers to this parcel as 512 E. Main St., but both the mortuary and Post Office call it 550 E. Main St.)

REASON#1: HISTORICAL EVENT: On April 14, 1949, this mortuary is where hundreds of mourners gathered to view the body and pay their respects to little Kathy Fiscus who at age 3 had died after falling into a 90 foot deep 14 inch wide abandoned well in nearby San Marino. (The UCLA Library Dept. of Special Collections has a photo of the mourners gathered in front of this mortuary chapel from for this service which can be viewed at: <https://digital.library.ucla.edu/catalog/ark:/21198/zz001400v9>). The three day effort to rescue Kathy Fiscus attracted worldwide attention and was a major event in the history of television. Prior to this time,

TV newscasts rarely exceeded 15 minutes in length and usually featured just a talking face. There were only about 20,000 TV sets in the LA area at the time, but KTTV and KTLA rushed early camera crews to the site of the rescue effort and KTLA alone broadcast live from the scene 27 hours and 30 minutes of the 55 hour rescue effort -- causing crowds to gather wherever television sets were available in department store windows or bars where they had been set up for sporting events. People looked for any house that had an antenna to find where to watch. TV news was changed forever by this event. For a riveting concise story of this tragedy and rescue effort (complete with incredibly high quality pictures) and its effect on the growth of TV and TV news, see the excellent 1999 article by Patt Morrison in the LA Times which can be viewed at:

<https://www.latimes.com/visuals/photography/la-me-fw-archives-three-year-old-kathy-ficus-falls-into-abandoned-well-20190328-htlstory.html>.

REASON#2: THE UNIQUE AND OUTSTANDING DESIGN OF THE BUILDING. The building exterior on Main Street has remained the same over all these years. Great pictures are available by going to this site: [https://www.google.com/maps/uv?pb=!1s0x80c2c5282d61810d%3A0x1402d277d3125169!3m1!7e115!4shttps%3A%2F%2F1h5.googleusercontent.com%2Fp%2FAF1QipM4\\_wV2F8UpIo8N0tBw\\_o4QlgVuXhjDowtRKIK5%3Dw777-h560-k-no!5srose%20hills%20alhambra%20-%20Google%20Search!15sCgIgAQ&imagekey=!1e10!2sAF1QipM4\\_wV2F8UpIo8N0tBw\\_o4QlgVuXhjDowtRKIK5&hl=en&sa=X&ved=2ahUKEwiG86rUsJ\\_2AhWuJ0QIHb5SSDowQoip6BAgEAM](https://www.google.com/maps/uv?pb=!1s0x80c2c5282d61810d%3A0x1402d277d3125169!3m1!7e115!4shttps%3A%2F%2F1h5.googleusercontent.com%2Fp%2FAF1QipM4_wV2F8UpIo8N0tBw_o4QlgVuXhjDowtRKIK5%3Dw777-h560-k-no!5srose%20hills%20alhambra%20-%20Google%20Search!15sCgIgAQ&imagekey=!1e10!2sAF1QipM4_wV2F8UpIo8N0tBw_o4QlgVuXhjDowtRKIK5&hl=en&sa=X&ved=2ahUKEwiG86rUsJ_2AhWuJ0QIHb5SSDowQoip6BAgEAM)

Especially see photos on the LEFT SIDE of the screen where you will have to SCROLL DOWN to see them all. The 4th photo here shows the inside of the stone breezeway which remains remarkably cool even on a very hot day. Toward the end are some photos that are not that representative of the mortuary itself, namely (a) the last one which shows only a very distant shot of the back of the mortuary from far south on Almansor St and primarily shows the adjacent big 4 story orange brown medical administrative building to the left and (b) the 4th one from the end that shows the First United Methodist Church across Main St. from the mortuary.

REASON#3: THE MAGNIFICENT TREE in front of the building. Go to this site and just look at the image on the right of the huge tree:

[https://www.google.com/search?q=rose+hills+alhambra&rlz=1C5CHFA\\_enUS727US727&sxsrf=APq-WBu68ZtVdUUqd5oY5gaa49B61QWTSw:1645945772344&tbm=isch&source=iu&ictx=1&vet=1&fir=I5gqKua5TIWgXM%252CMmQVt\\_32Ym65SM%252C\\_%253BF1yx-iUovSI\\_rM%252CMmQVt\\_32Ym65SM%252C\\_%253BANi2Y3RjHQ\\_e1M%252CMmQVt\\_32Ym65SM%252C\\_%253BDi1xzipjf23s9RM%252CMmQVt\\_32Ym65SM%252C\\_%253BibXj4KDn-4kwOM%252CIS8XcXDkXHivwM%252C\\_%253BQRvhAhJI8bJC4M%252CMmQVt\\_32Ym65SM%252C\\_%253B-wBLpkI-vh5NhM%252CMmQVt\\_32Ym65SM%252C\\_%253BY6XT2WGOBMS8NM%252CMmQVt\\_32Ym65SM%252C\\_%253BDByssdGifdMN3M%252CMmQVt\\_32Ym65SM%252C\\_%253B9tZx7ftrSPc1pM%252COU0aKxwtRU17AM%252C\\_&usg=AI4\\_kRr9hoskUKUGXtbJSI6djp7m1rjNg&sa=X&sqi=2&ved=2ahUKEwi19HoqZ\\_2AhWYE7kGHToJDUEQ9QF6BAhaEAE#imgrc=in7ATnQJ3LTjjM](https://www.google.com/search?q=rose+hills+alhambra&rlz=1C5CHFA_enUS727US727&sxsrf=APq-WBu68ZtVdUUqd5oY5gaa49B61QWTSw:1645945772344&tbm=isch&source=iu&ictx=1&vet=1&fir=I5gqKua5TIWgXM%252CMmQVt_32Ym65SM%252C_%253BF1yx-iUovSI_rM%252CMmQVt_32Ym65SM%252C_%253BANi2Y3RjHQ_e1M%252CMmQVt_32Ym65SM%252C_%253BDi1xzipjf23s9RM%252CMmQVt_32Ym65SM%252C_%253BibXj4KDn-4kwOM%252CIS8XcXDkXHivwM%252C_%253BQRvhAhJI8bJC4M%252CMmQVt_32Ym65SM%252C_%253B-wBLpkI-vh5NhM%252CMmQVt_32Ym65SM%252C_%253BY6XT2WGOBMS8NM%252CMmQVt_32Ym65SM%252C_%253BDByssdGifdMN3M%252CMmQVt_32Ym65SM%252C_%253B9tZx7ftrSPc1pM%252COU0aKxwtRU17AM%252C_&usg=AI4_kRr9hoskUKUGXtbJSI6djp7m1rjNg&sa=X&sqi=2&ved=2ahUKEwi19HoqZ_2AhWYE7kGHToJDUEQ9QF6BAhaEAE#imgrc=in7ATnQJ3LTjjM)

There are other large mature trees on this site also. These are some of the best trees in Alhambra and provide beautiful filtered light, cooling and fresh oxygen generation. They certainly deserve preservation too.

I hope this helps your efforts. If you need to contact me by phone, I can be reached at .

Does this submission look like spam? [Report it here.](#)



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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 5:13 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Three Alhambra 1920s Housing Tracts

**Address or Approximate Location (if applicable):** Various locations - Mayfair Tract, Emery Park Tract, and Orange Blossom Manor Tract

**Type of Information:** Homes and their varying architectural styles built in the 1920s in three of Alhambra's housing tracts

**Period of time represented:** 1920s

**Why is this significant?:** These housing tracts included a wide variety of architectural styles - from Spanish Colonial Revival to English Tudor Revival to English Colonial Revival and more.

**Where can we find more information?:** Alhambra Preservation Group wrote a blog article on 1920s Alhambra neighborhoods last year:  
<https://proseofpreservation.org/2020/09/27/focus-on-alhambras-1920s-neighborhoods/>

**From:****Sent:** Wednesday, October 13, 2021 10:33 PM**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>**Subject:** addendum to my forms I submitted, Twohey's





pictures from Oct. 2020

Property sold, up for demolition soon. Still stands Huntington/Garfield

**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Wednesday, October 13, 2021 10:37 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Twoheys and The Diner on Main

**Address or Approximate Location (if applicable):** Garfield/Huntington and 201 W. Main

**Type of Information:** restaurant, Googie -type diners

**Period of time represented:** 1940s-50s

Twohey's is slated for demolition. It's now empty. I have emailed you some interior pictures from 2020.

**Why is this significant?:** diner architecture

**Where can we find more information?:** Twohey's and Diner on Main owners

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**From:** Squarespace [mailto:form-submission@squarespace.info]  
**Sent:** Friday, October 15, 2021 4:53 PM  
**To:** Alhambra Historic Preservation <Historicalhambra@cityofalhambra.org>  
**Subject:** Form Submission - Historic Resources Identification Form

Sent via form submission from [City of Alhambra Historic Preservation Program](#)

**Name of Person/Place/Story:** Victorian homes in Alhambra

**Address or Approximate Location (if applicable):** Various locations - there is a cluster of Victorian homes on Beacon Street just east of Garfield Blvd.

**Type of Information:** Alhambra features many Victorian homes that are still standing

**Period of time represented:** 1880s - 1910

**Why is this significant?:** The Victorian homes in Alhambra are some of Alhambra's oldest architecture. The homes are located throughout Alhambra - from the city's center to North Granada to a few in the southwest corner of Alhambra, near Granada Park.

**Where can we find more information?:** Alhambra Preservation Group's Prose of Preservation featured an article that highlighted Alhambra's Victorian architecture a few years ago. <https://proseofpreservation.org/2019/02/15/focus-on-alhambras-victorian-homes/>