

City of Alhambra Citywide Historic Context Statement *January 26, 2022*

HISTORIC RESOURCES GROUP

PROJECT TEAM

- **Historic Resources Group (HRG)**
 - Heather Goers, Senior Architectural Historian
 - Molly Iker-Johnson, Architectural Historian/Staff Photographer
 - Robby Aranguren, Planning Associate/GIS Specialist
 - Ani Mnatsakanyan, Associate Architectural Historian
 - Christine Lazzaretto, Managing Principal

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Snow day in Granada Park, 1949.



HISTORIC CONTEXT STATEMENT: PHASE I

- Represents the first step in establishing a comprehensive historic preservation program
- Subsequent steps include:
 - Establishment of Historic Resources Commission
 - Completion of Historic Resources Survey
 - Development of a Historic Preservation Ordinance



HISTORIC CONTEXT STATEMENT: SCOPE OF WORK

- Narrative Historic Context Statement
- Windshield Survey of all properties built through 1980
- Community Outreach Program



WHAT IS A HISTORIC CONTEXT STATEMENT?

- The purpose of a historic context statement is to place built resources in the appropriate historic, social, and architectural context so that the relationship between an area's physical environment and its broader history can be established.



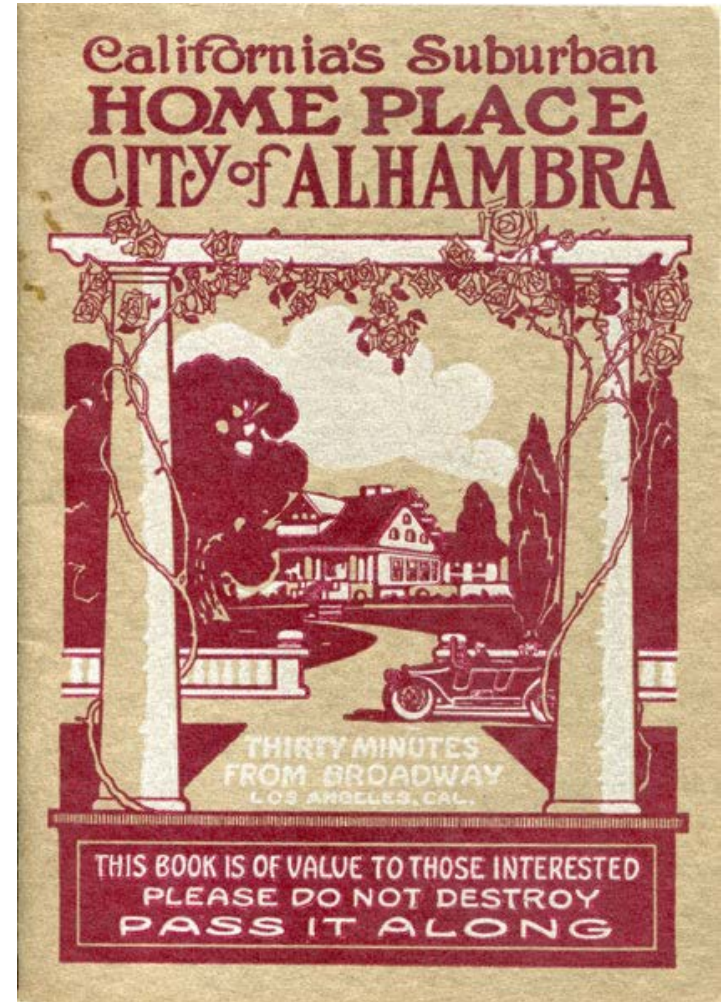
WHAT IS A HISTORIC CONTEXT STATEMENT?

- A historic context statement is not intended to be a comprehensive history. Rather, its purpose is to highlight trends and patterns critical to the understanding of the built environment.



HISTORIC CONTEXT STATEMENT: CONTEXT SCOPE

- Historical trends and patterns of development activity
- All chronological periods of development (1875-1980)
- All property types (residential, commercial, industrial, institutional)



Published by the Alhambra Chamber of
Commerce, 1915.

HISTORIC CONTEXT STATEMENT: RESEARCH METHODOLOGY

- Primary and secondary literature review of published and online sources for information regarding broad patterns of development and potentially significant properties in Alhambra
 - Margaret E. Lee, “The History of Alhambra to 1915”
- Existing City of Alhambra surveys and assessments
 - *Alhambra Historic and Cultural Resources Survey, 1984-1985*
- Historical property maps, including county assessor maps, atlas maps, fire insurance maps, irrigation maps, land ownership and patent maps, rail maps, and tract maps
- Historical photographs and aerial photographs

HISTORIC CONTEXT STATEMENT: CONTEXT THEMES

- Native American Settlement
- European Exploration (1542-1768)
- Spanish Rule (1769-1820)
- Mexican Rule (1821-1849)
- Early California (1850-1874)
- Early Development of Alhambra (1875-1902)
- City Incorporation and Civic Improvement (1903-1919)
- City Expansion and Industrial Growth (1920-1940)
- Alhambra During World War II (1941-1945)
- Postwar Growth and Prosperity (1946-1967)
- Postwar Decline & Redevelopment (1968-1980)
- Alhambra Today (1981-present)
- Architecture & Design (1875-1980)

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Main Street as it appeared in 1906,
1924, and 1955.



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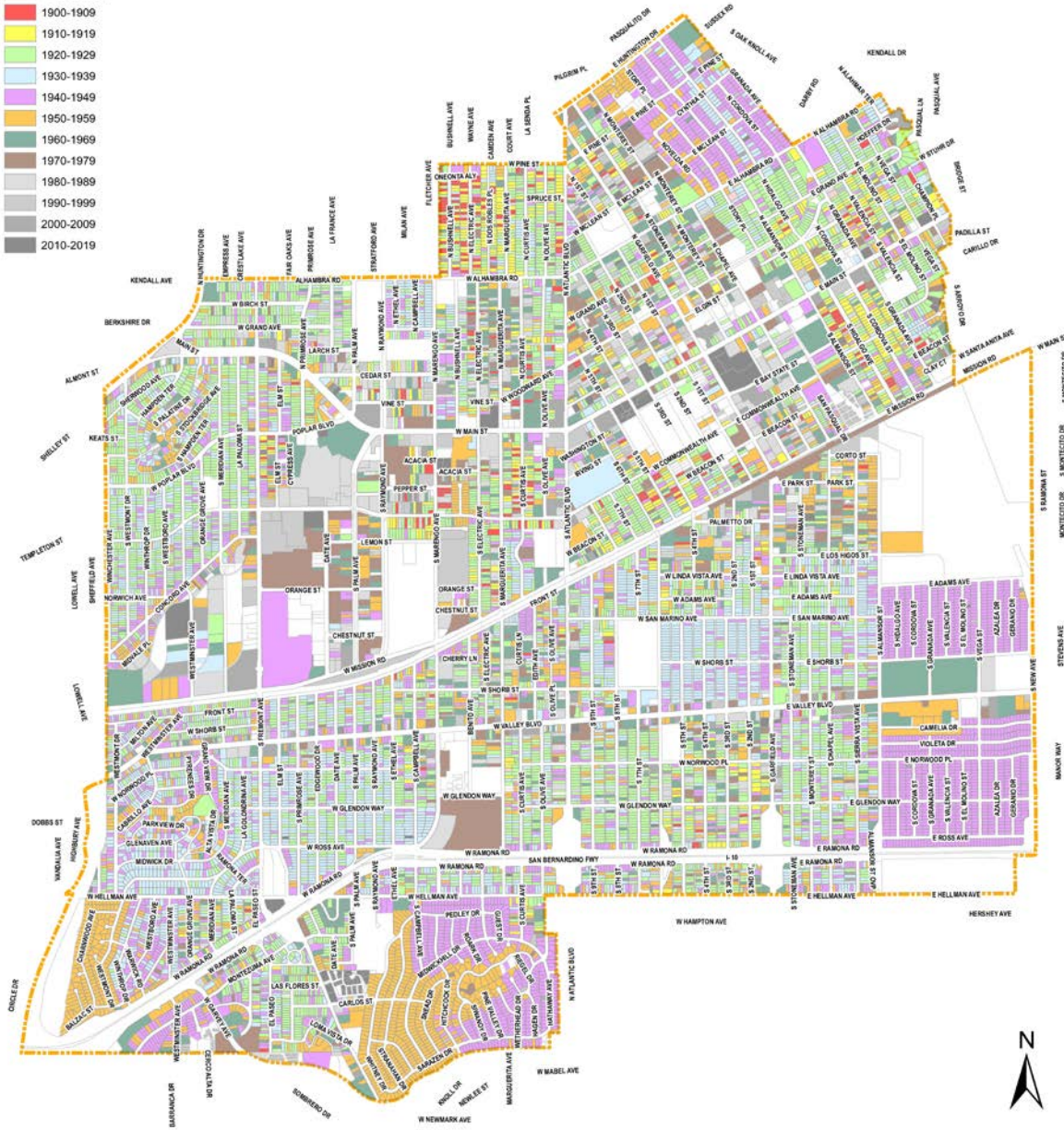
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DEVELOPMENT IN ALHAMBRA BY DECADE

Legend

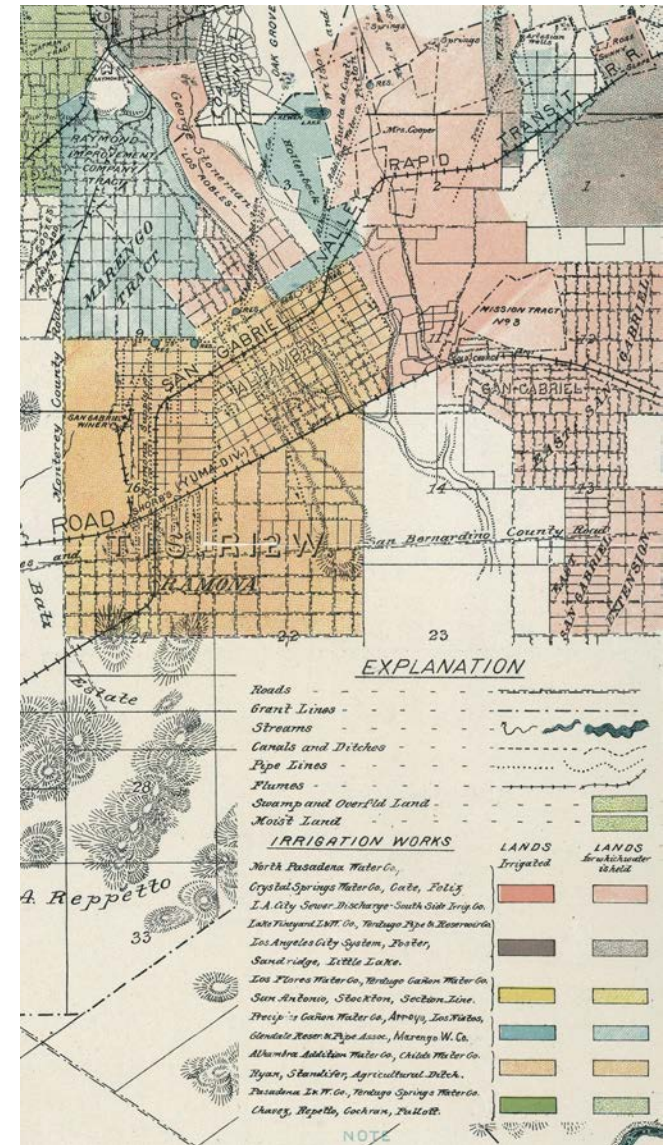
-  City of Alhambra Boundary
-  No Year Built Information
-  19th Century
-  1900-1909
-  1910-1919
-  1920-1929
-  1930-1939
-  1940-1949
-  1950-1959
-  1960-1969
-  1970-1979
-  1980-1989
-  1990-1999
-  2000-2009
-  2010-2019



THEME: EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)

- Southern Pacific Railroad extended through San Gabriel Valley (1873)
- Alhambra Tract and Alhambra Addition recorded
- Development of initial agricultural operations
- Establishment of the San Gabriel Winery
- Land boom and first subdivision of original lots
- First subdivision for commercial purposes
- Development of Main Street as a commercial corridor
- Establishment of additional rail and trolley lines
- Establishment of townsites Ramona and Shorb

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Detail of irrigation map showing water lines in Alhambra and the surrounding area, 1888.

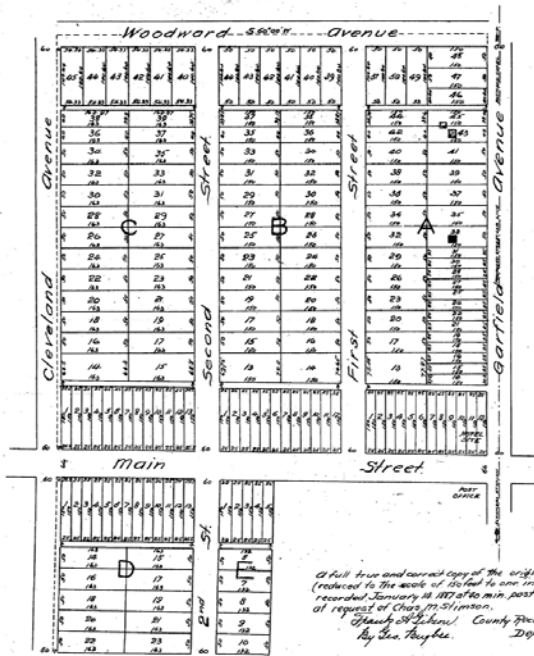
THEME: EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)

For appendix to this map see Book 8, Page 68 Misc. Records.

PLAN of POMEROY & STIMSON'S Subdivision of the Town of ALHAMBRA.

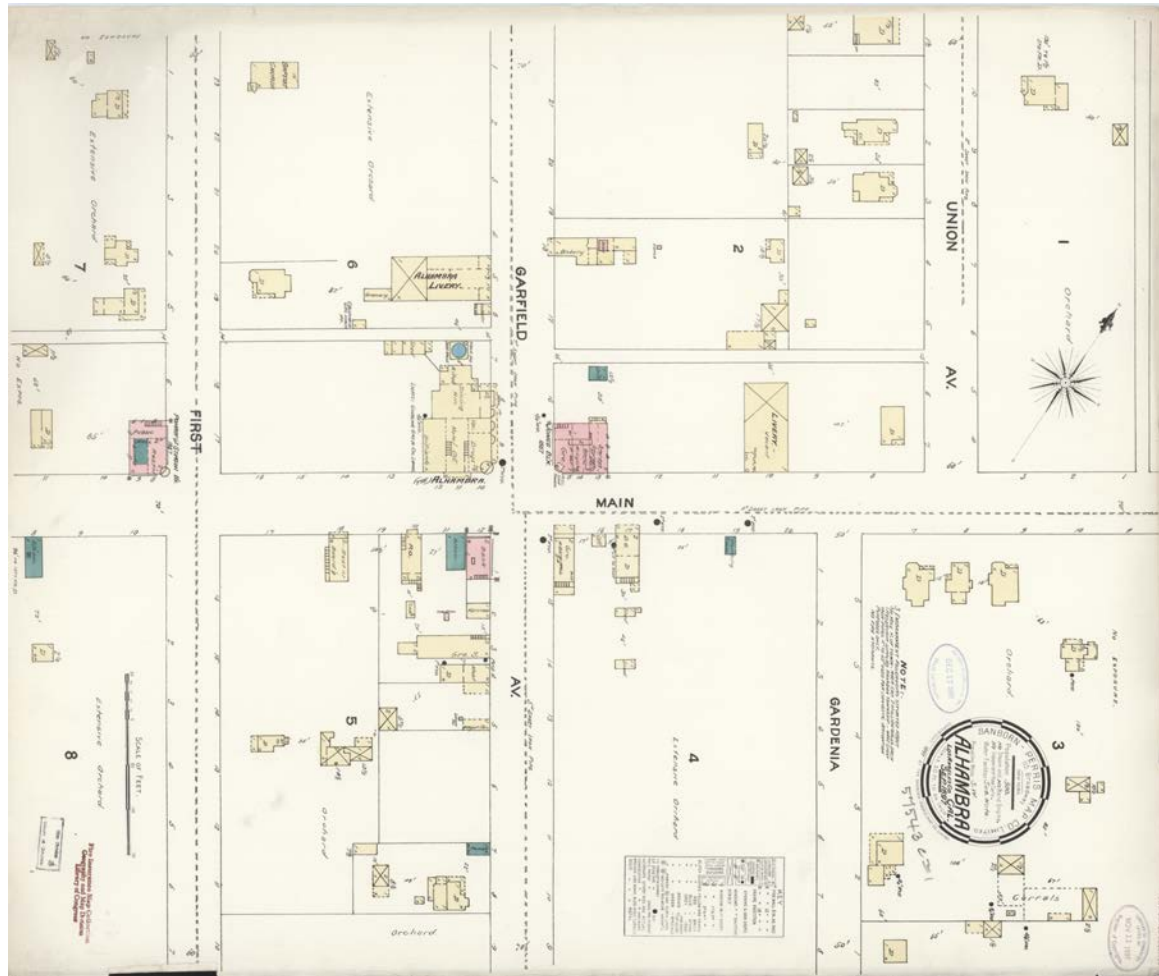
Nov. 17th 1886 by L. H. Corver Civil Engineer
Scale 1 in = 100 ft.

+13+51 51



A full true and correct copy of the original (reduced to the scale of 100 feet to one inch) recorded January 18 1887 at 10 min. past 12 M. at request of Clara P. Stimson, County Recorder, Albany N.Y. County Recorder, Albany, N.Y.

Pomeroiy & Stimson's Subdivision, 1887.

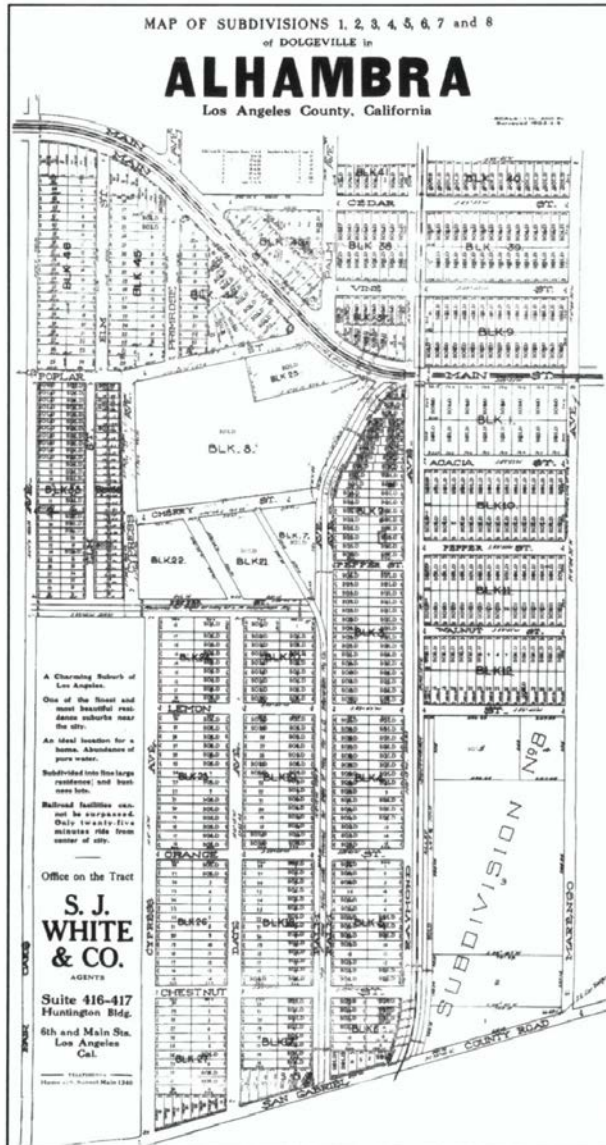


Sanborn Map Co. fire insurance map, Main Street, 1897.

THEME: CITY INCORPORATION AND CIVIC DEVELOPMENT (1903-1919)

- City Incorporation
- Establishment of Dolgeville
- Initial annexations
- Bond measures and development of initial municipal services
- Establishment of the Midwick Country Club
- Formation of commercial booster organizations

THEME: CITY INCORPORATION AND CIVIC DEVELOPMENT (1903-1919)



Above: Finished Cozy Toes slippers about to be packed for shipping from the Standard Felt Company, circa 1923.

Left: Map of Dolgeville, circa 1903.

THEME: CITY INCORPORATION AND CIVIC DEVELOPMENT (1903-1919)

COURT LINDARAJA

STANDS today as the most beautiful subdivision in Alhambra. It combines all the features that appeal to people of culture who are desirous of owning a beautiful home amid surroundings of that distinctive quality called "CLASS."

- Choice Location
- Charming Environments
- Scenic Beauty
- Pure Water
- High Elevation
- Fine Car Service
- Ideal Social Conditions
- Fine Street Improvements

leave nothing to be desired by one who is in search of a home site

We are selling this extraordinary choice property at low prices and our terms, especially if we build for you, are very reasonable.

Send for our Souvenir Booklet:
"THE CALL OF CALIFORNIA."

Let Us Show You the Property and Quote You Prices and Terms

ADDRESS

Alhambra Construction Company
Alhambra, California
Home Phone Ex. 2 Telephones Main 211

Lindaraxa Park advertisement, 1912.

Ramona Park
TOWN SITE

Ramona Boulevard 200 Feet Wide

Get Free Tickets Now
Excursions Today and Tomorrow

We're Prepared to Take Care of Thousands of People

- 15 Minutes From First and Main Streets
- On New Covina Electric Line
- Prettiest Spot in San Gabriel Valley
- The Best Suburban Home Proposition on the Market Today

\$100,000 in Street Improvements
Big Building Operations Under Way

Scores of alert people who KNOW Ramona Park have been anxiously awaiting its opening.
Althouse Bros., owners of this magnificent property, are spending fortunes on it.
The reputation of Althouse Bros. stands back of Ramona Park.
The prices of lots are ABSURDLY LOW.
But why talk further? Join the big crowds that will go today and tomorrow. The property will do the rest.

Free Tickets Will be Given up to 2 P. M. Sunday

Althouse Brothers and Arnold & Dodge
234 Laughlin Bldg., Telephones Home Ex. 263; Sunset Main 263

Butterbaugh Realty Co., Tract Agents at Alhambra

Every Metropolitan Advantage and Improvement

Largest Nursery in State Will Furnish the Trees and Shrubs

\$10,000.00 BUSINESS BLOCK NOW BUILDING

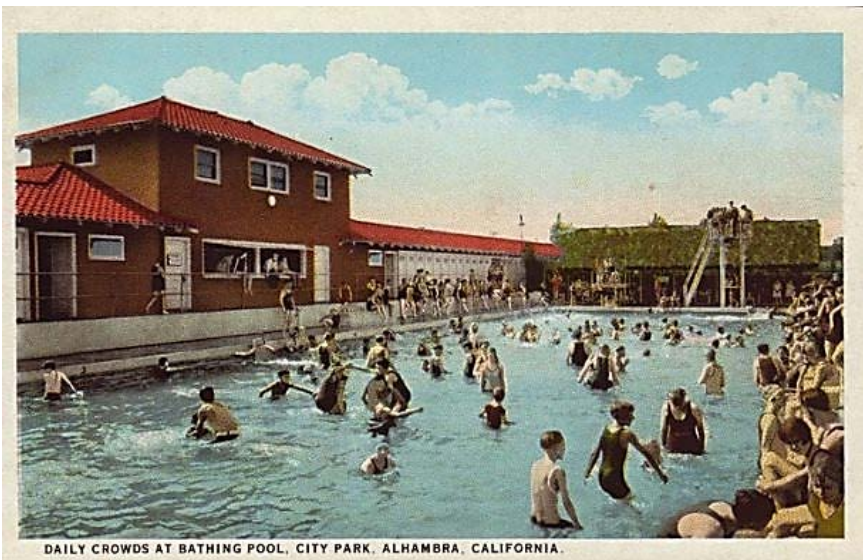
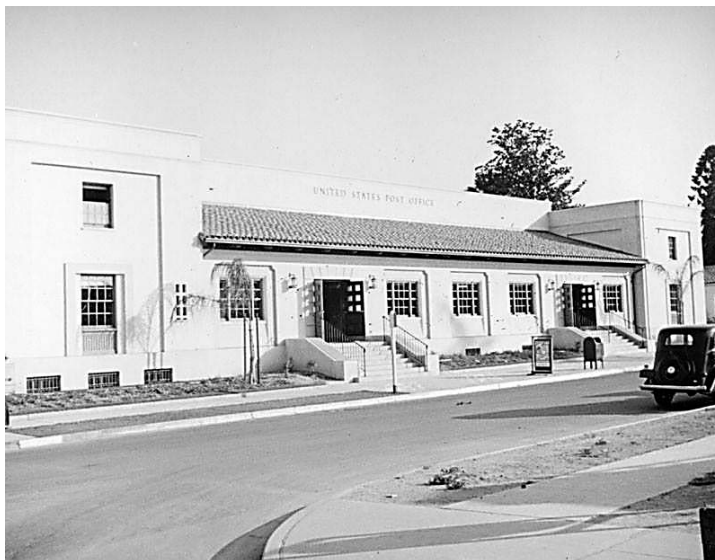
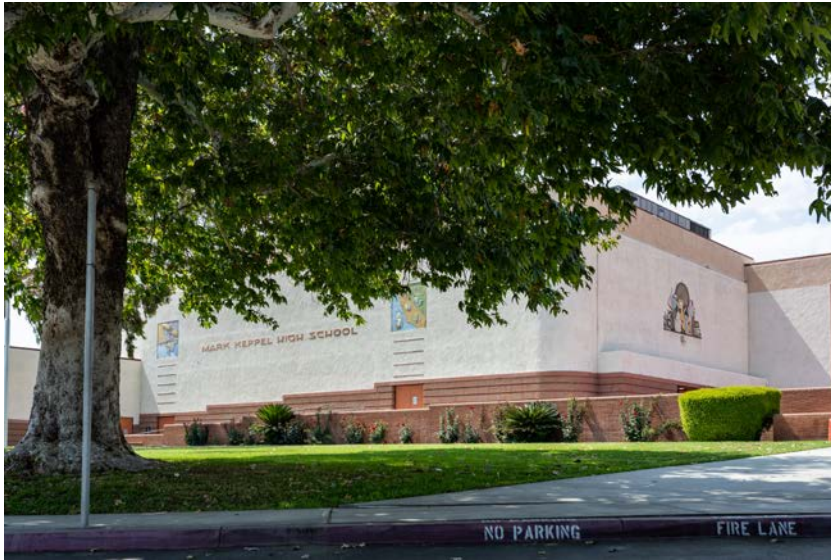
Ramona Park advertisement, 1907.

THEME: CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)

- Population increases by 328%
- Formation of the Alhambra Industrial Syndicate; overall shift from agricultural to industrial development, leading to subdivision of land
- Increase in private automobile ownership, prompting development of automobile-related commercial properties
- Opening of the Alhambra Airport
- Long Beach earthquake and the Field Act
- PWA and WPA projects

THEME: CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)

Civic and Institutional Development



THEME: CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)

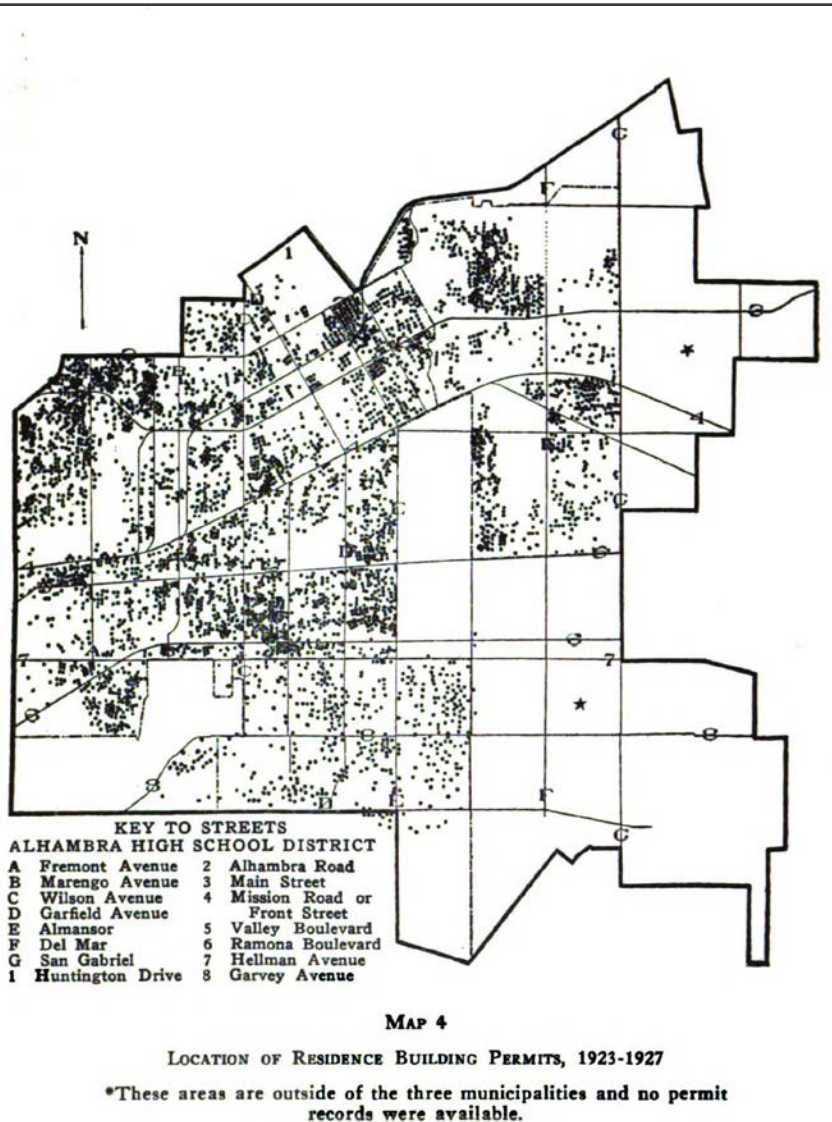
Commercial Development



LOOKING WEST ON MAIN STREET, ALHAMBRA, CALIFORNIA.

THEME: CITY EXPANSION AND INDUSTRIAL GROWTH (1920-1940)

Residential Development



Salesmen show off the Mayfair Tract, 1929.

THEME: ALHAMBRA DURING WORLD WAR II (1941-1945)

- Conversion of manufacturing facilities for wartime production
- Electric rail line abandoned
- Closure of Midwick Country Club
- Sale of Alhambra Airport



Alhambra Airport in the 1930s.



Fire at Midwick Country Club, 1944.

THEME: POSTWAR GROWTH AND PROSPERITY (1946-1967)

- Postwar housing boom
- Annexation of land for residential development
- Development of Valley Boulevard as a commercial corridor
- Decline in industrial operations
- Development of large-scale residential subdivisions

THEME: POSTWAR GROWTH AND PROSPERITY (1946-1967)



THEME: POSTWAR DECLINE AND REDEVELOPMENT (1968-1980)

- Establishment of the Alhambra Redevelopment Agency
- Redevelopment of existing industrial sites
- Development of condominiums and increase in multi-family residential development

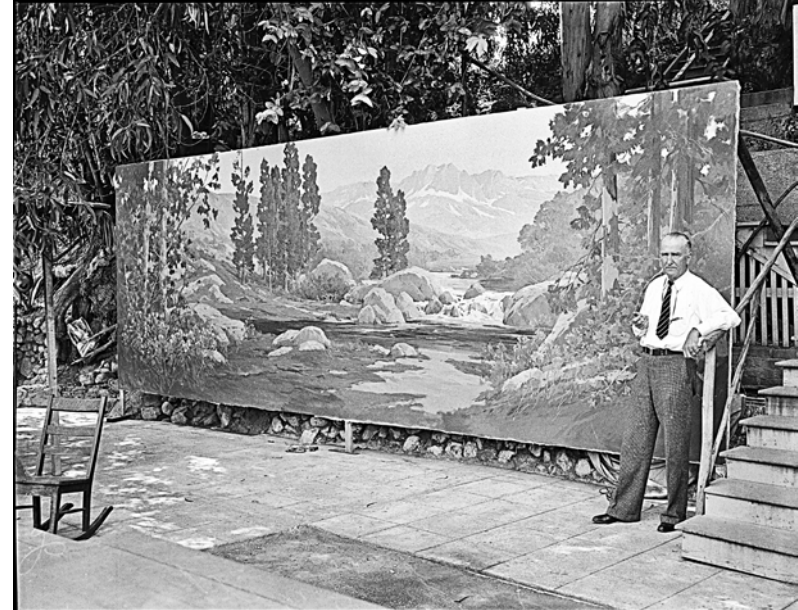
THEME: POSTWAR DECLINE AND REDEVELOPMENT (1968-1980)



ONGOING RESEARCH

- Community Submissions
- Important Individuals
- Development of Ramona and Shorb
- Artists' Alley
- Development of Educational Facilities
- Postwar Exclusionary Policies

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Artist Jack Wilkinson Smith at his studio in Alhambra, 1935.

COMMUNITY OUTREACH

- 403 S. Garfield Avenue/T. J. Stuart/Will Thrall
- 1920s Housing Tracts
- Alhambra Firefighters
- Alhambra Library
- Artists' Alley
- Carol's Fabrics
- Crawford's Corner
- Filming Locations in Alhambra
- Hoxsie/Hoxsey Family
- J. J. Newberry
- Judson Studios
- Mark Keppel High School
- Midwick Country Club/Midwick Tract
- Native Americans in the Mission Era
- Neon Signs
- Pacific Electric Rail System
- Pedestrian Tunnel
- Pedrini's Music Store
- Ramona Park Building Company
- Scripps Kensington
- St. Therese Church
- The Diner on Main
- Tom's Uniforms/Tom's Boys & Men's Wear
- Twoheys
- Victorian Homes

CITY OF ALHAMBRA HISTORIC PRESERVATION PROGRAM

HOME ABOUT DOCUMENTS FAQs OUTREACH NEWS & EVENTS GALLERY **COMMUNITY SUBMISSIONS** CONTACT GET INVOLVED

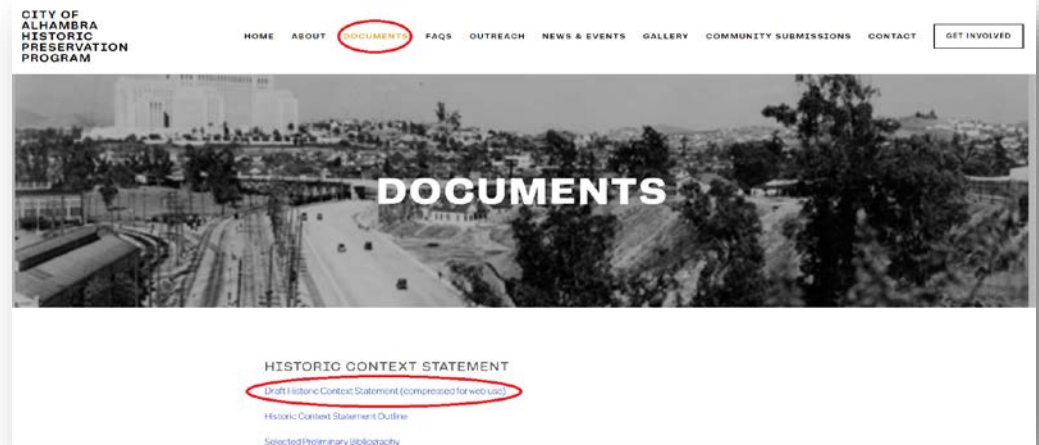
COMMUNITY SUBMISSIONS

We would love to hear from you **Get involved** and tell us about the people, places, and stories that are important to you.

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NEXT STEPS

- Now: 75% draft historic context statement outline available for public review
- February 28th: Close of public comment on 75% draft
- March/April: Finalize historic context statement
- Spring: Presentation of final historic context statement to Planning Commission
- Spring: Presentation to City Council



STAY IN TOUCH!

- Learn more about the project or submit a suggestion at www.HistoricAlhambra.com
- Contact the City at: historicalhambra@cityofalhambra.org
- Find us on the City's social media:



www.facebook.com/cityofalhambra



[@cityofalhambra](https://www.instagram.com/cityofalhambra)



[@cityofalhambra](https://twitter.com/cityofalhambra)

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CITY OF ALHAMBRA HISTORIC PRESERVATION PROGRAM

HOME ABOUT DOCUMENTS FAQS OUTREACH NEWS & EVENTS GALLERY COMMUNITY SUBMISSIONS CONTACT **GET INVOLVED**

GET INVOLVED

Review the new Draft Historic Context Statement!
We welcome your feedback. **Submit your comments** on the draft by Monday, February 28, 2022.

QUESTIONS?



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