

City of Alhambra Citywide Historic Context Statement *April 4, 2022*

HISTORIC RESOURCES GROUP

PROJECT TEAM

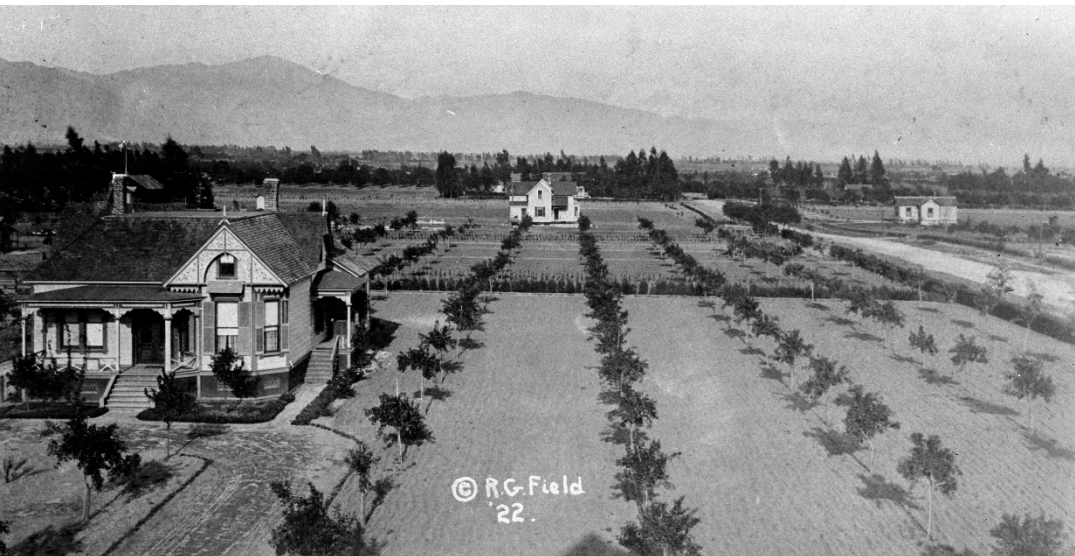
- **Historic Resources Group (HRG)**
 - Heather Goers, Senior Architectural Historian
 - Molly Iker-Johnson, Architectural Historian/Staff Photographer
 - Robby Aranguren, Planning Associate/GIS Specialist
 - Ani Mnatsakanyan, Associate Architectural Historian
 - Christine Lazzaretto, Managing Principal

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HISTORIC CONTEXT STATEMENT: PHASE I

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



Bird's-eye view of Alhambra, circa 1883.



Orange pickers in Alhambra, n.d.

HISTORIC CONTEXT STATEMENT: PHASE 1

- Narrative Historic Context Statement
 - Provides comprehensive documentation of the relationships between Alhambra's history and the City's built environment
- Windshield Survey of all properties built through 1980
 - Establishes baseline understanding of the current built environment and informs development of the historic context statement and eligibility standards for potential historic resources
- Community Outreach Program
 - Captures information about local history outside of traditional scholarship

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WHAT IS A HISTORIC CONTEXT STATEMENT?

A *historic context statement* is a written report that 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.

- Developed using guidance established by the National Park Service and the California State Office of Historic Preservation for conducting historic resource studies
- Is not intended to be a comprehensive history of a community; rather, its purpose is to highlight trends and patterns critical to the understanding of the built environment
- Establishes baseline documentation to inform subsequent phases of the project and guide future planning/land use decision-making related to potential historic resources
- Provides a framework for the future evaluation of potential historic resources

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Alhambra Brand citrus label, Alhambra
Orange Growers Association, n.d.



WHAT IS A HISTORIC CONTEXT STATEMENT?

- Does not result in the identification of potential historic resources
- Does not result in the designation of properties as historic resources
- Does provide information to aid in the *future* identification of potential historic resources
- Does include documentation that may serve as a basis for future survey efforts undertaken as a subsequent phase of the project



Bird's-eye view of Alhambra from the high school building, 1909.

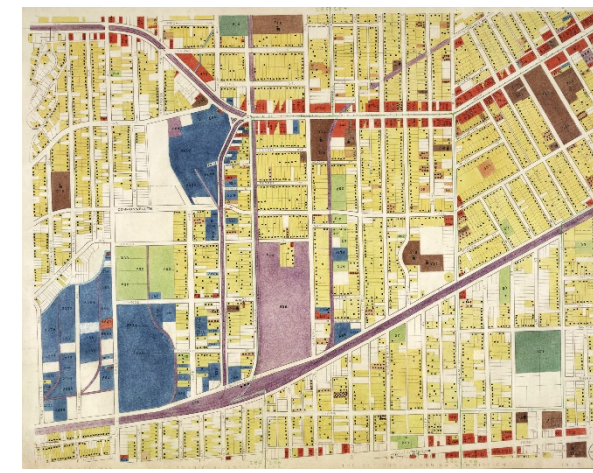
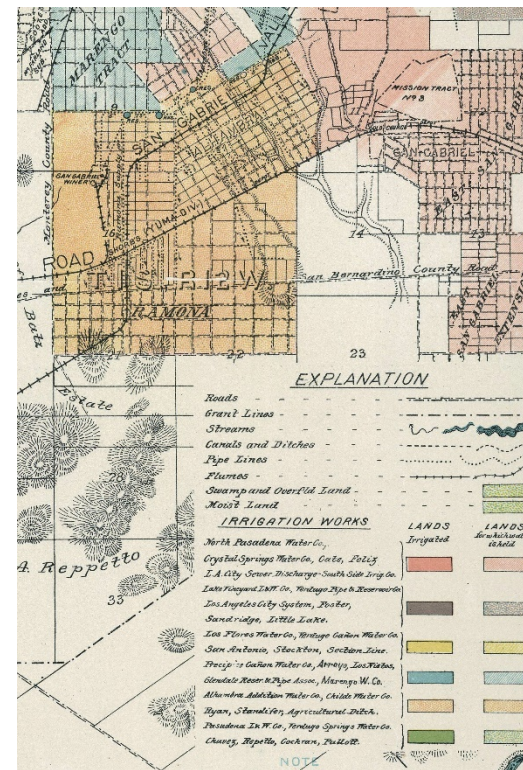
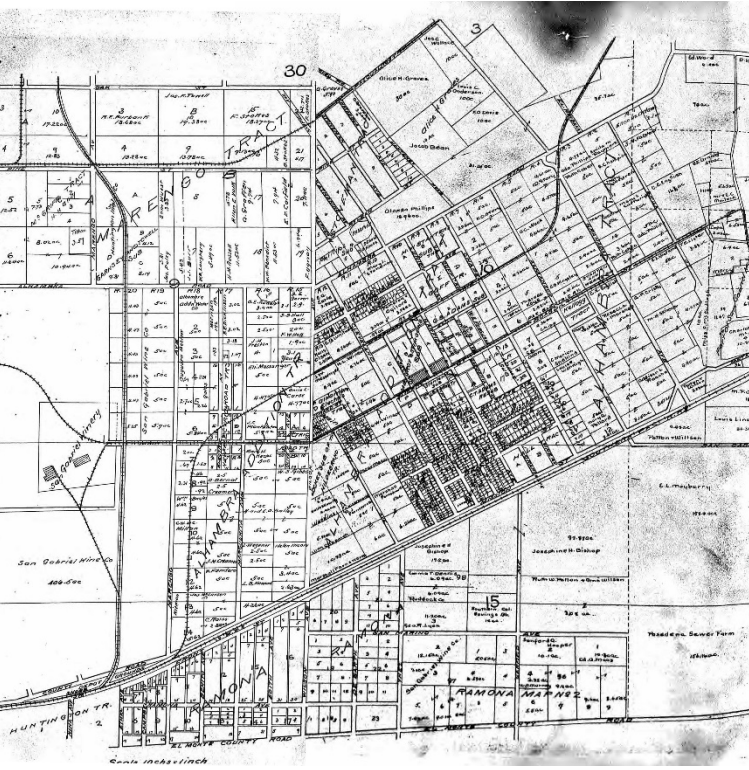
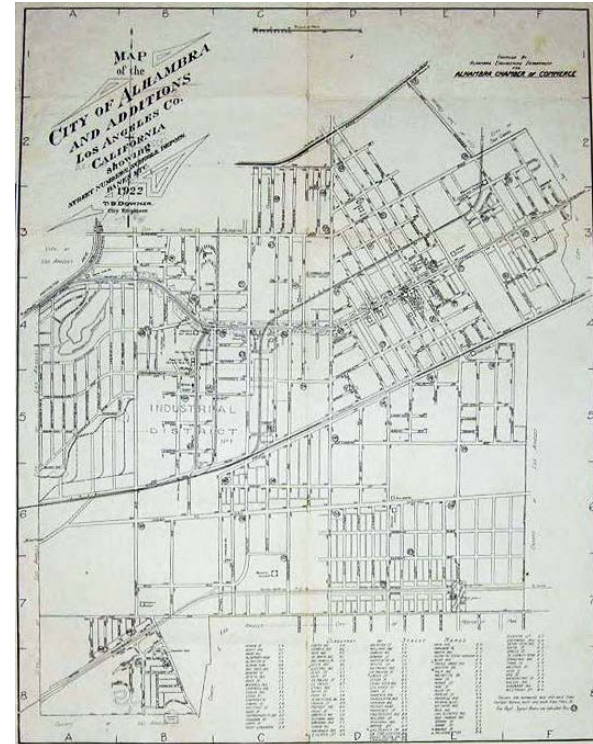
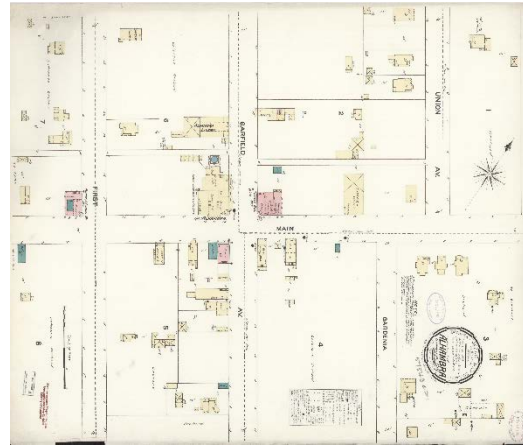
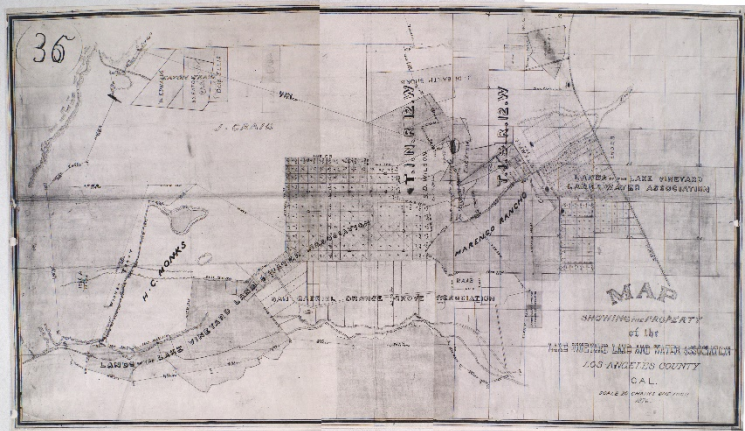
HISTORIC CONTEXT STATEMENT: RESEARCH METHODOLOGY

- 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



Dedication of Alhambra Airport, April 17, 1930.

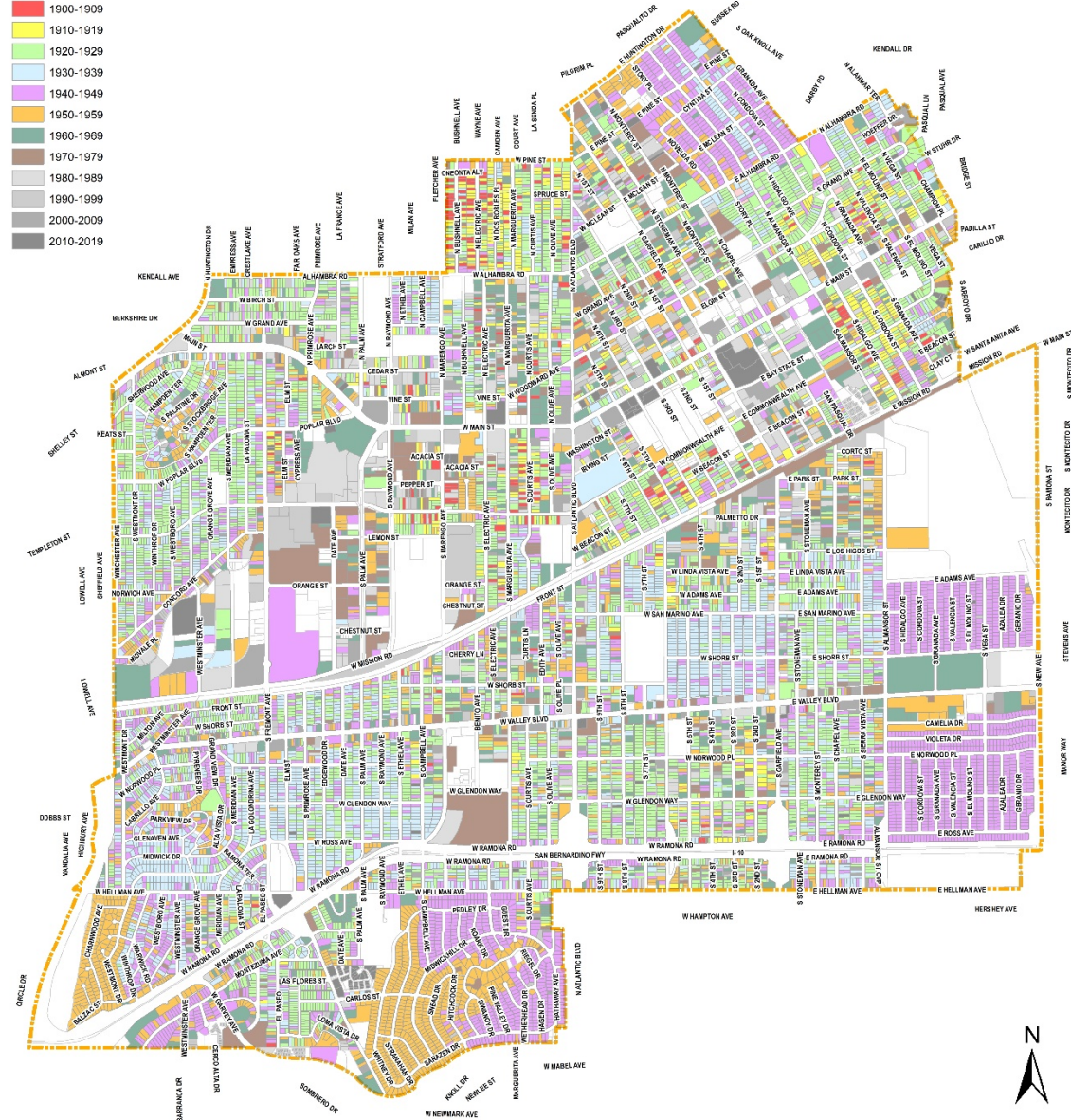
HISTORIC CONTEXT STATEMENT: RESEARCH METHODOLOGY



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



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Development in Alhambra by Decade.
Map by HRG.



ADDITIONAL INFORMATION

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation

https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

National Register Bulletin 16A: How to Complete the National Register Registration Form

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

National Register Bulletin 32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

<https://www.nps.gov/subjects/nationalregister/upload/NRB32-Complete.pdf>

National Register Bulletin 16B: how to Complete the National Register Multiple Property Documentation Form

<https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>

National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning (Part 1)

https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1t.pdf

National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning (Part 2)

https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part2.pdf

California Office of Historic Preservation – Instructions for Recording Historical Resources

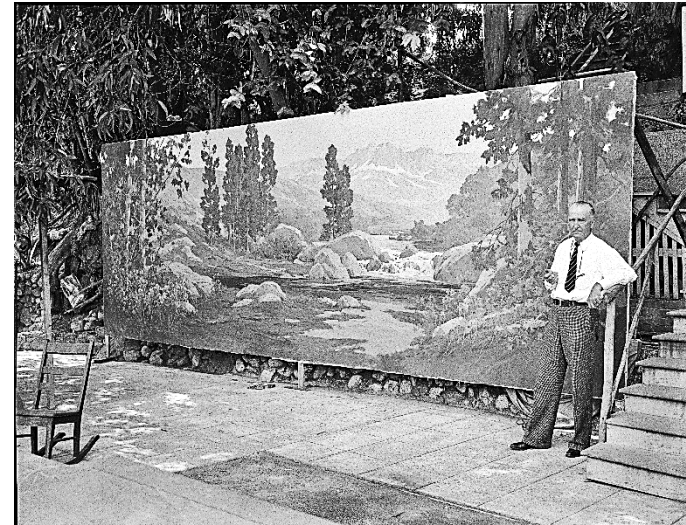
<https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

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

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



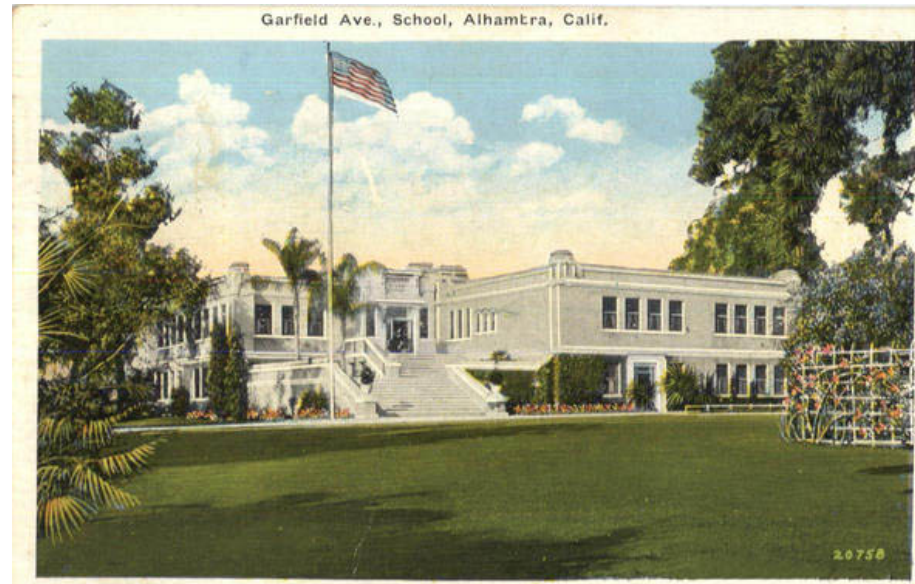
HISTORIC CONTEXT STATEMENTS: SCOPE & ORGANIZATION

- Documents the history and development of the area that currently lies within Alhambra's city limits
- Addresses each significant phase of the city's development as it relates to the existing built environment
- Organized into chronological periods, which are subdivided into themes based on different historical associations or types of development

Christian Science Church, Alhambra, Calif.



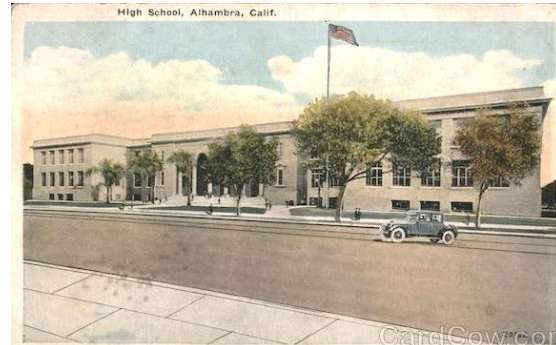
Garfield Ave., School, Alhambra, Calif.



HISTORIC CONTEXT STATEMENTS: SCOPE & ORGANIZATION

- 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)

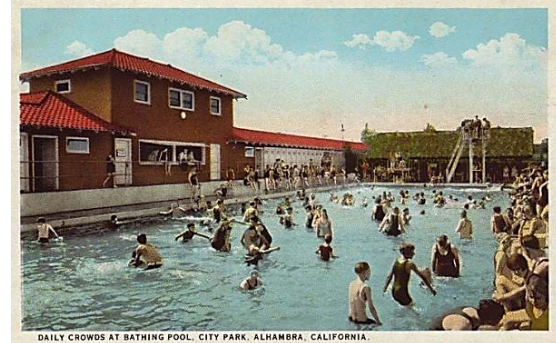
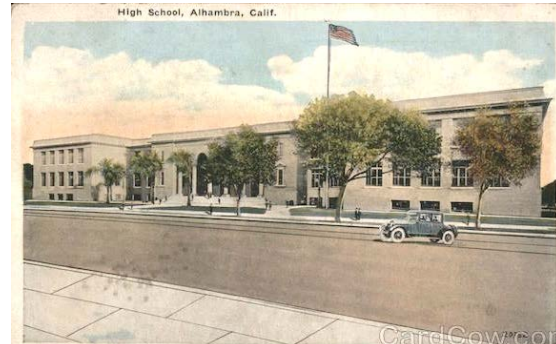
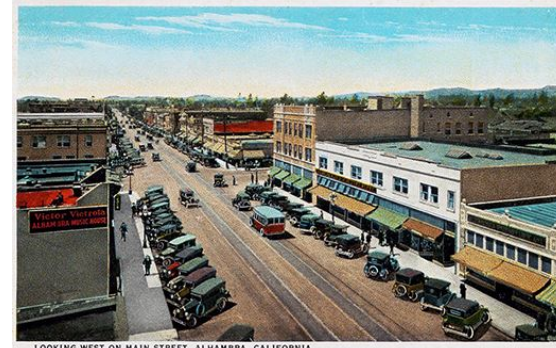
HISTORIC RESOURCES GROUP



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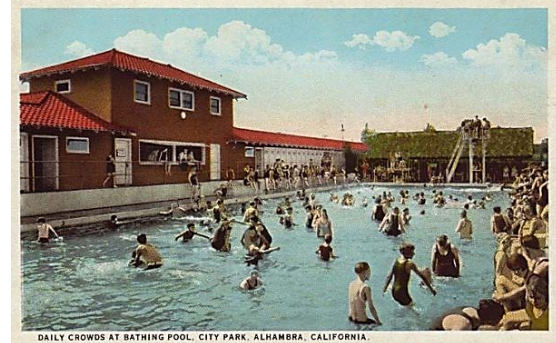
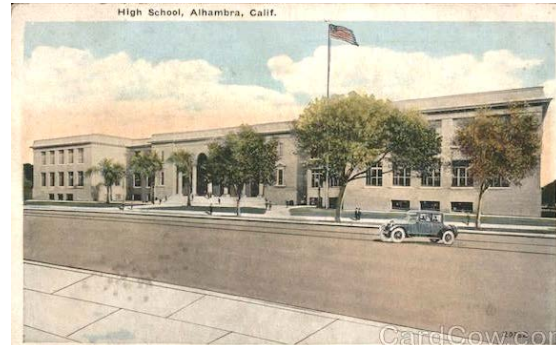
HISTORIC RESOURCES GROUP



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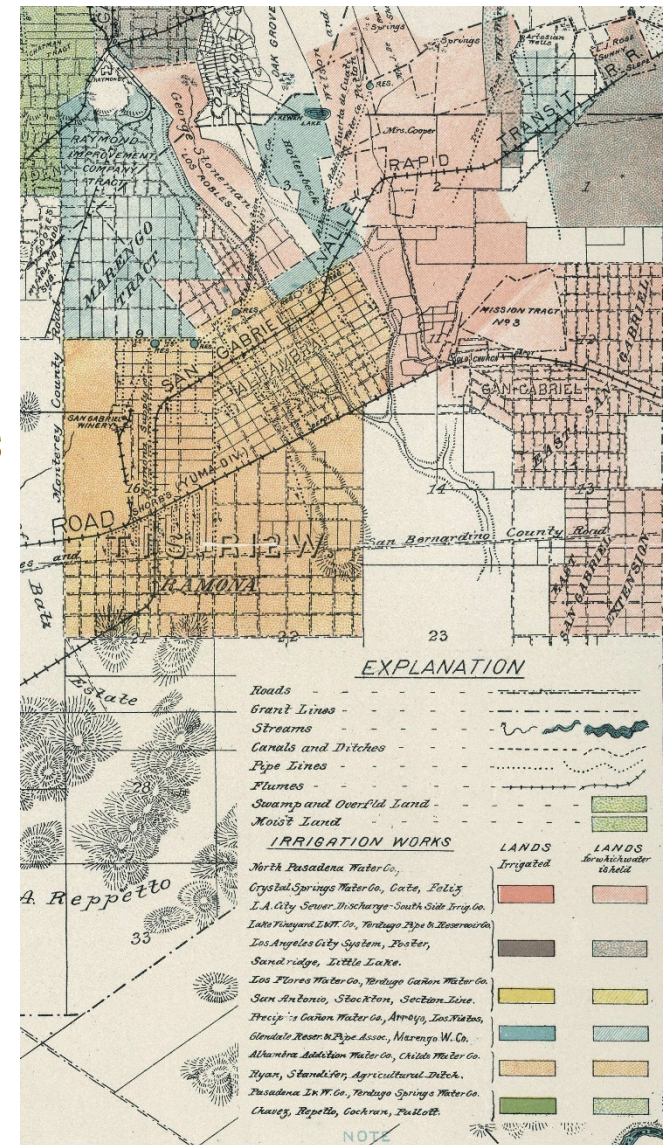
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THEME: EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)

- 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 townships Ramona and Shorb

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

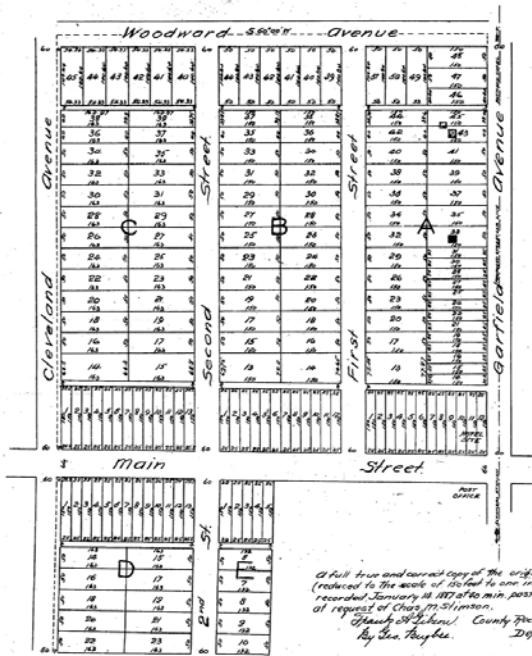
THEME: EARLY DEVELOPMENT OF ALHAMBRA (1875-1902)

*For appendix to this map see
Book 8, Page 618 Misc. Records.*

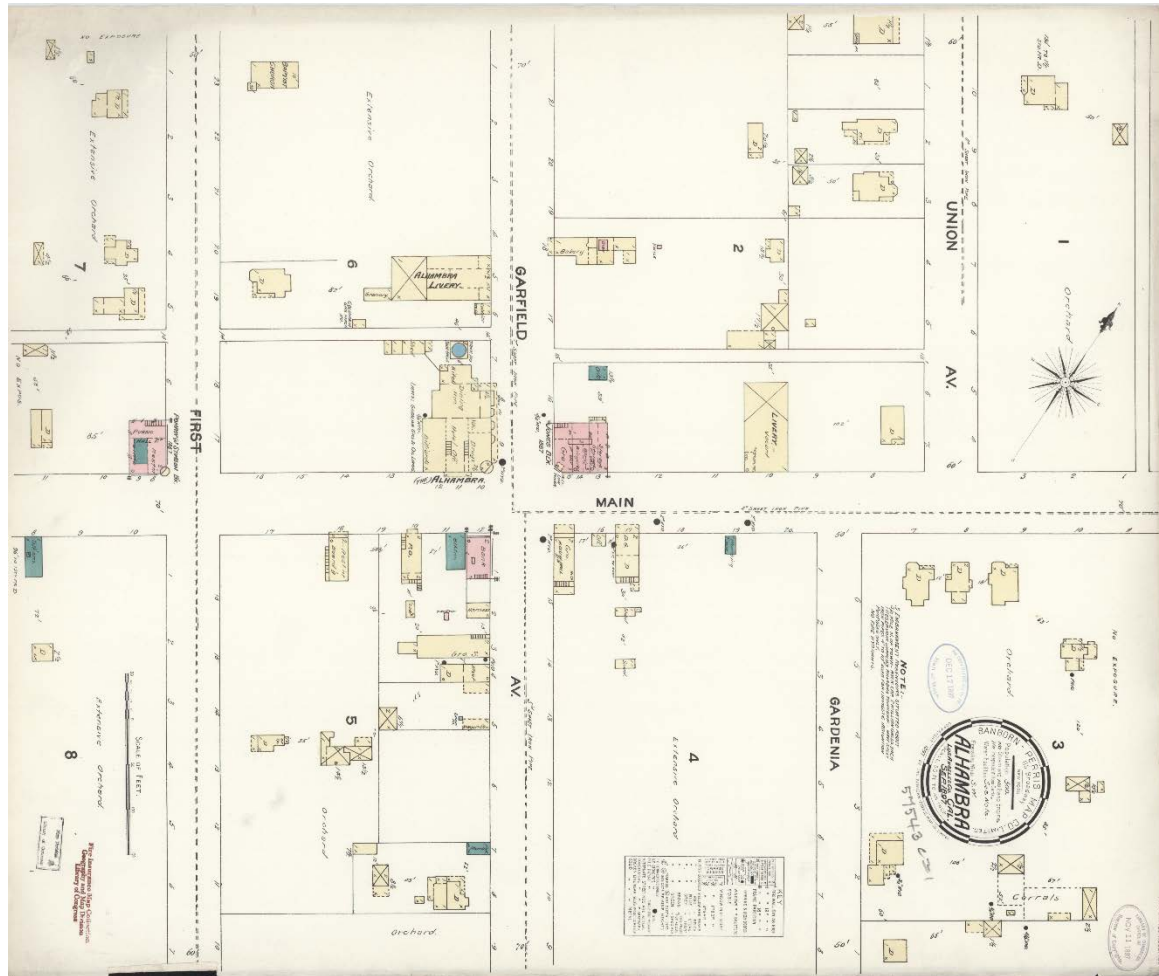
+13+51 51

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

Nov. 17th 1888 by L. H. Corcoran Civil Engineer
Scale 1 in = 100 ft.



*A full true and correct copy of the original
(reduced to the scale of 100 ft to one inch)
recorded January 18, 1887 at 10 min. past 12 M.
at request of Charles W. Stimson,
County Recorder,
By Geo. Bayler, Deputy.*



Pomeroiy & Stimson's Subdivision, 1887.

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

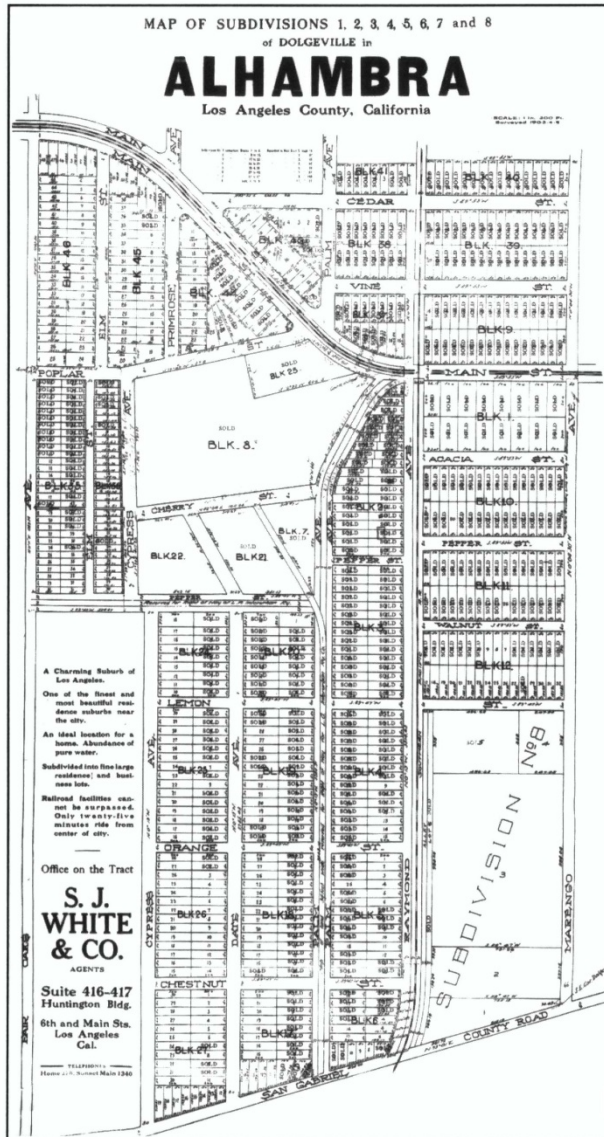
THEME: CITY INCORPORATION AND CIVIC DEVELOPMENT (1903-1919)

- 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



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

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. Telephone 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

Lots \$450 Up Easiest Terms

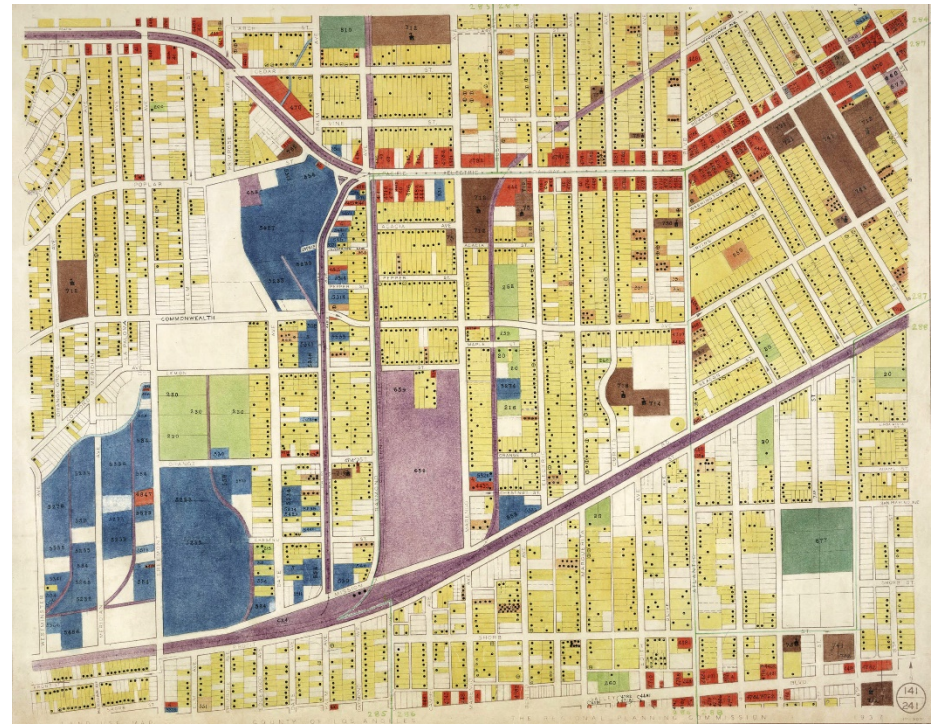
Ramona Park advertisement, 1907.

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

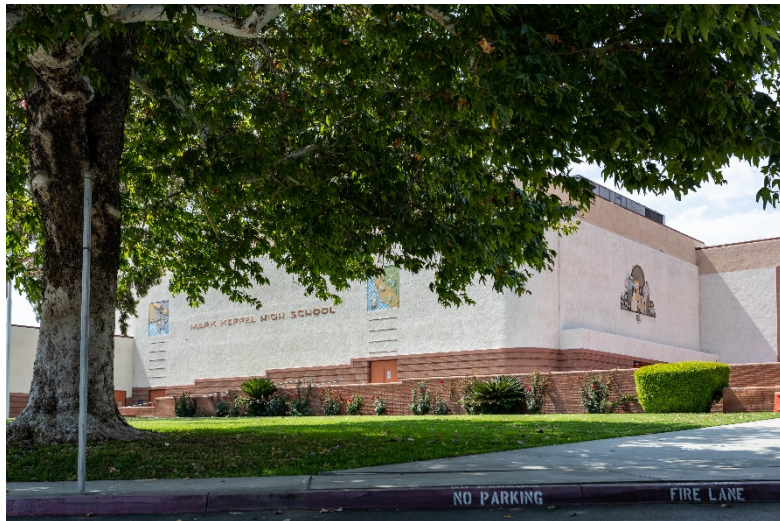
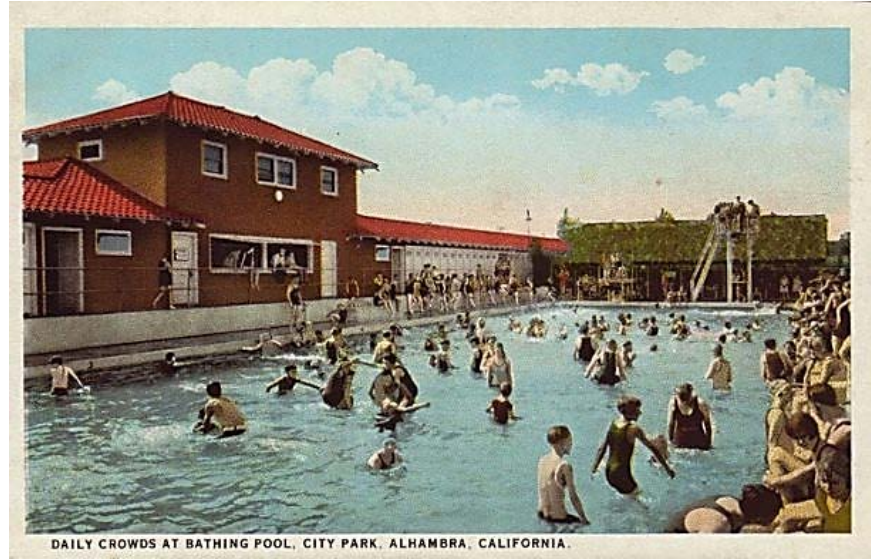
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Land use map showing part
of Alhambra, 1936/1937.



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

Civic and Institutional Development



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

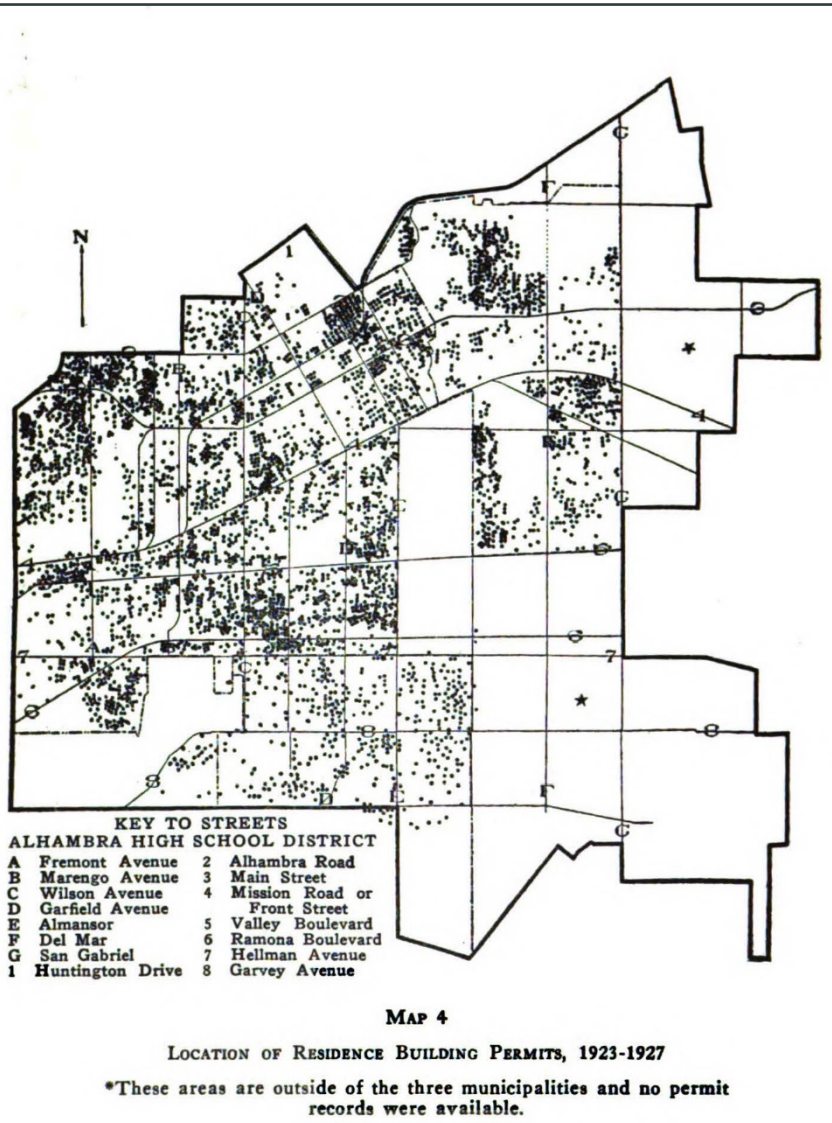
Commercial Development



LOOKING WEST ON MAIN STREET, ALHAMBRA, CALIFORNIA.

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

Residential Development



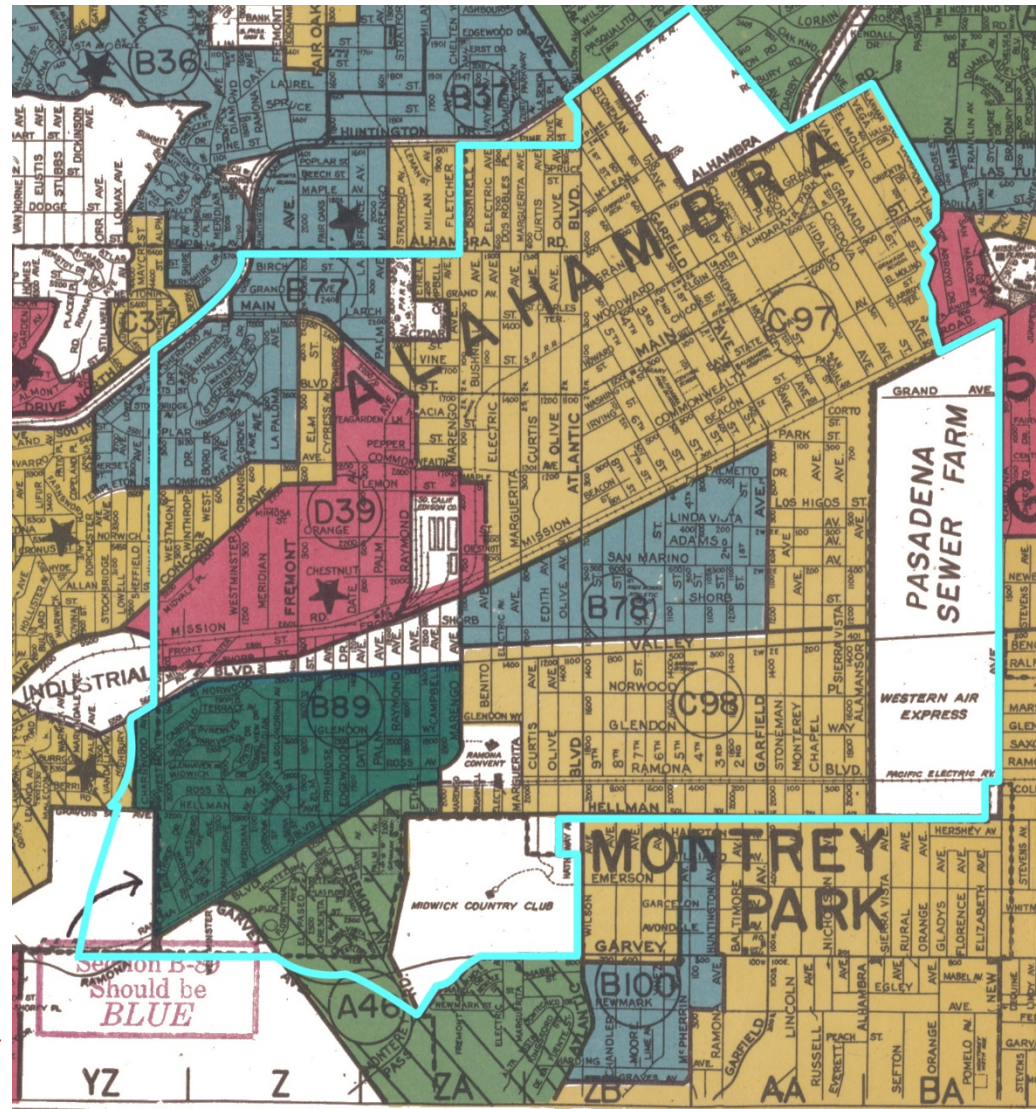
Above: Salesmen show off the Mayfair Tract, 1929.

Left: Location of residential building permits, 1923-1927.

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

Residential Development and Redlining Practices

- Green = Newer, Most Desired
- Blue = Older, Still Desirable
- Yellow = In Decline
- Red = Hazardous
- No Color = Undeveloped or Farmland (unless otherwise indicated)



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Detail, Los Angeles and Vicinity
Residential Security Map, 1939.

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



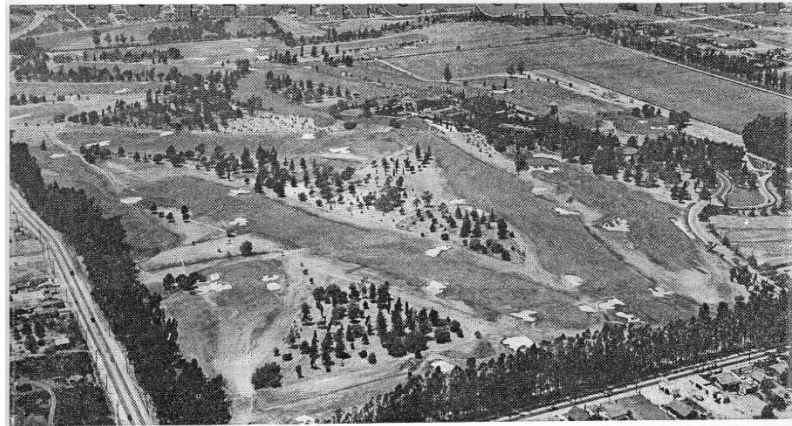
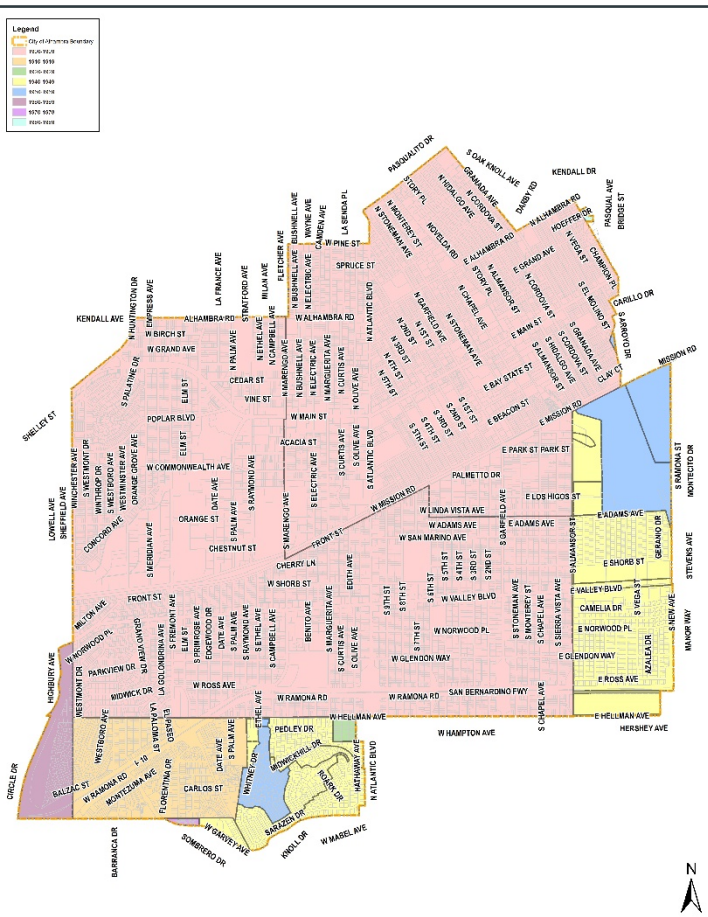
Left:
Alhambra
Airport in
the 1930s.



Right: Fire
at Midwick
Country
Club, 1944.

THEME: POSTWAR GROWTH AND PROSPERITY (1946-1967)

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



Left: Annexations in Alhambra by Decade. Map by HRG.

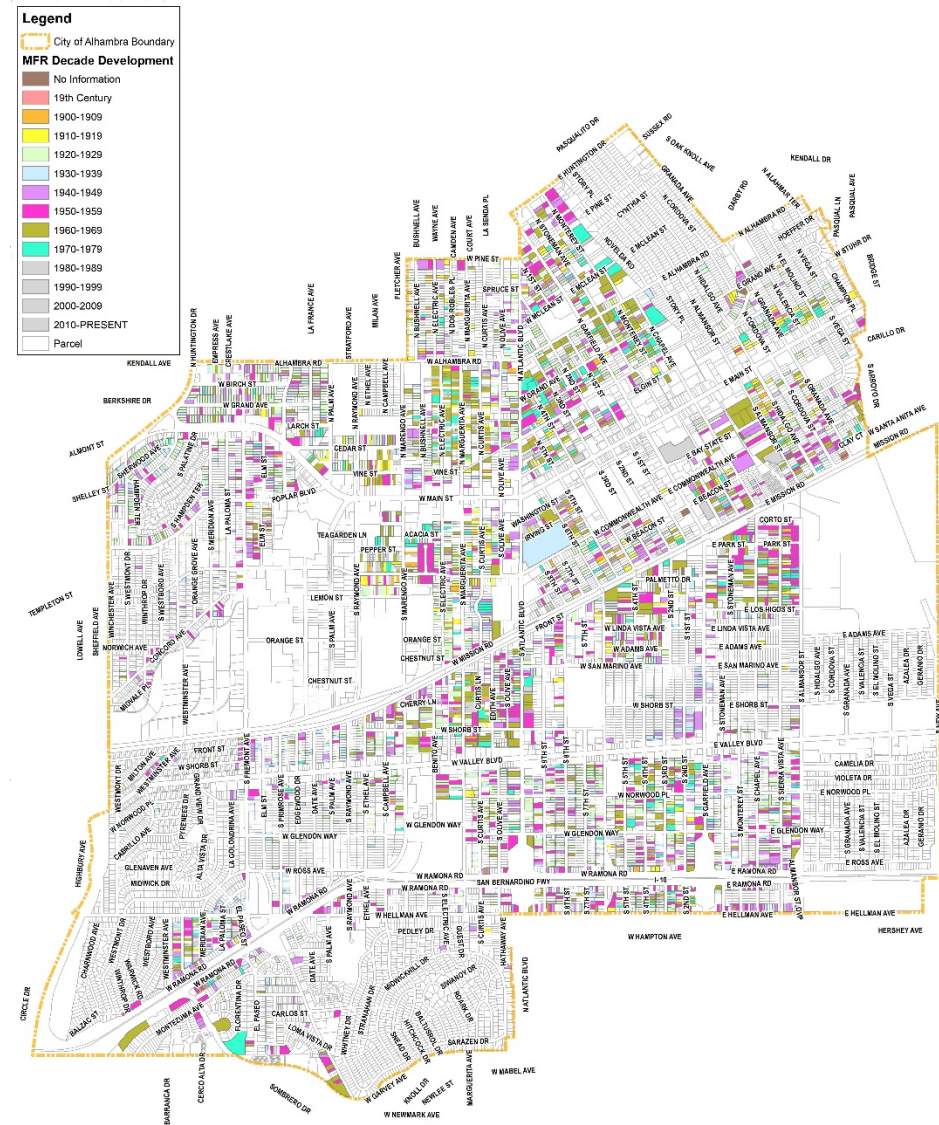
Right: Midwick Country Club, 1932 (top); Midwick Tract, 1953 (bottom).

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



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Multi-Family Residential Development
in Alhambra by Decade. Map by HRG.



THEME: POSTWAR DECLINE AND REDEVELOPMENT (1968-1980)



THEME: ARCHITECTURE AND DESIGN

- Provides guidance on architectural styles and property types represented in Alhambra's built environment
- Significant architectural styles are organized into chronological sections by period of development
- Each section includes a discussion of the origins of each style and a list of character-defining features associated with the style – in other words, what physical features might be present in examples of that style
- These guidelines may be used to evaluate properties for their architectural significance in the future

215

THEME: 19TH 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 19th century British sovereign, the style actually originated in 19th-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 facade
- Steeply-pitched roof of irregular shape, usually with a dominant 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

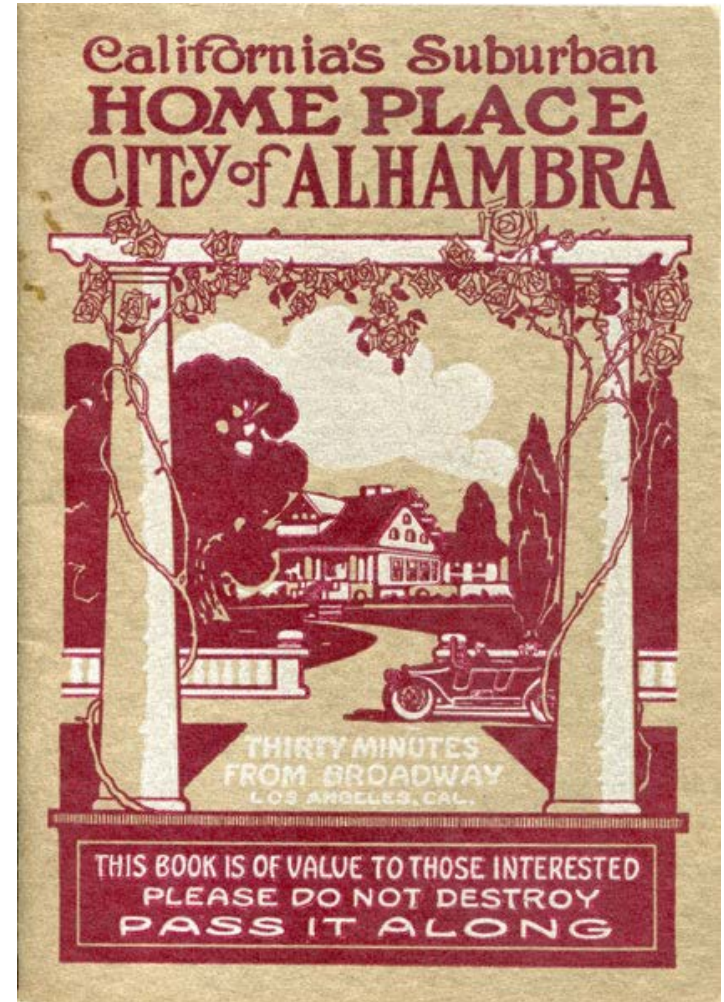


208 F. Beacon Street (1902)

City of Alhambra Historic Context Statement
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HISTORIC RESOURCES

- A *historic resource* is a building, structure, object, site, landscape or a related grouping or collection of these that is significant in American history, architecture, archeology, engineering, or culture
- Groupings or collections of historic resources are known as *historic districts*
- A historic resource must possess both *historic significance* and *historic integrity* to qualify for designation



Published by the Alhambra Chamber of Commerce, 1915.

HISTORIC SIGNIFICANCE

- *Historic significance* is the importance of a property to the history, architecture, engineering, or culture of a community
- It is achieved through:
 - Association with important events, activities or patterns
 - Association with important persons
 - Distinctive physical characteristics of design, construction, or form
 - Potential to yield important information
- Development of a historic context statement aids in determining the historic significance of a property

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Cartoon Sketches of Some Boosters and Builders of Alhambra



These Progressive Citizens of Alhambra never quit Boosting

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”
- Physical features that date from the property’s period of significance and convey its historic character and significance are known as *character-defining features*



Advertisement for the opening of Alhambra Park, 1920.

QUESTIONS?



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