

# HISTORIC RESOURCES GROUP

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## CITY OF ALHAMBRA DRAFT HISTORIC RESOURCES SURVEY REPORT SEPTEMBER 2023



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# INTRODUCTION

## Project Overview

This project was undertaken as the second of three phases in the development of a Historic Preservation Program for the City of Alhambra (the City). The first phase of the project was the completion of the first comprehensive, citywide Historic Context Statement, authored by Historic Resources Group (HRG) and adopted in 2022. In October 2022, the City contracted with HRG and Architectural Resources Group (ARG), collectively referred to herein as the survey team, to conduct a citywide historic resources survey to identify properties and neighborhoods that may have potential historic significance. The historic resources survey builds on the work started during the first phase of the project and will provide a solid baseline of information about the built environment in Alhambra in order to begin working with the City and the community on the development of a potential historic preservation ordinance in the next phase. Properties identified as significant in this report represent recommendations of potential eligibility only, pending the potential development of the local ordinance and formal adoption by the City Council. No potential historic resources will be formally designated as part of this project.

This historic resources survey represents the first comprehensive citywide survey undertaken in Alhambra. The period of study for this project 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. Table 1 summarizes the number of extant resources from each period in the city.<sup>1</sup>

**TABLE 1: 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

<sup>1</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.

DECADE	# OF PARCELS
1990-1999	619
2000-2009	751
2010-2029	615
No Date	604
<b>TOTAL</b>	<b>19,614</b>

This report outlines the project methodology, including research, fieldwork, integrity thresholds, and eligibility standards for identifying potentially historically significant properties in Alhambra, and summarizes the survey recommendations, including potential individual properties and historic districts. All previous surveys were reviewed to inform the project; however, each property was re-evaluated as part of this study based on existing conditions, current best practices, and under current eligibility criteria. All properties identified through the survey were evaluated for potential eligibility against criteria and integrity thresholds for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). Since the potential adoption of a local historic preservation ordinance is anticipated for the next phase of the project, properties were evaluated for potential local significance based on the overarching concepts for eligibility embedded in the criteria for listing in the National Register. Each potentially eligible individual property and potential historic district was assigned the applicable California Historical Resource Status Code (status code).

## Survey Team

This project was a collaborative effort between HRG and ARG. All personnel on the survey team meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History.<sup>2</sup> HRG was prime consultant for the project and served as the liaison between the survey team and the City. The project was completed under the direction of the City's Community Development Department and managed by Director Andrew Ho, Deputy Director of Community Development Vanessa Reynoso, and Associate Planner Megan Wu.

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<sup>2</sup> The Secretary of the Interior's Professional Qualification Standards were developed by the National Park Service. For further information see: [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm).

## Previous Surveys & Designated Resources

### PREVIOUS SURVEYS

There have been two previous historic resources surveys in Alhambra; however, both efforts were limited in scope and do not represent a comprehensive inventory of potential historic resources in the city.

In 1980, the Alhambra City Council awarded a contract to Charles Hall Page and Associates to study the downtown redevelopment area.<sup>3</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>4</sup> This analysis was based on a windshield survey performed by the firm; no historical research was undertaken for the sites in question.<sup>5</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>6</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>7</sup> Many of the structures were now located in multifamily 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 significant structures throughout the city.<sup>8</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

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

<sup>4</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>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," 8.

<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," 9.

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>9</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 19th and early 20th 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 20th century. The previous survey was performed according to standards and practices in effect at the time of its completion, and according to guidance from the National Park Service (NPS) and California Office of Historic Preservation (OHP). Guidelines and status codes were refined by OHP in 2003.<sup>10</sup>

## **DESIGNATED RESOURCES**

The survey team reviewed the State of California’s Built Environment Resource Directory (BERD) to identify properties in Alhambra that have been formally designated or formally determined eligible for designation. There are six properties in Alhambra listed in the BERD that were formally determined eligible for the National Register by a consensus through Section 106 process. In Section 106 review, a federal agency evaluates properties against the National Register criteria and seeks the consensus of the State Historic Preservation Officer regarding these properties. These properties are considered historical resources and are listed in the California Register. These are:

- Edison Granada Substation (909 Alhambra Road)
- First United Methodist Church (9 Almansor Street)
- C.F. Braun Company (1000 S. Fremont Avenue)
- Alhambra Health Center (612 W. Shorb Street)
- Alhambra Motel (2800 W. Valley Boulevard)<sup>11</sup>
- Fire Station No. 74 (2505 W. Norwood Street)<sup>12</sup>

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<sup>9</sup> “Alhambra Historic and Cultural Resources Survey, 1984-1985, Final Report,” 30-31.

<sup>10</sup> California State Office of Historic Preservation, “Technical Assistance Bulletin #8,” November 2004 (accessed on September 11, 2023): <https://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>

<sup>11</sup> This building has been extensively altered since it was listed in the California Register and no longer retains sufficient integrity to convey its significance; however, because it has been formally designated, at this time it still considered a historical resource. The survey team recommends providing the relevant information to the State Office of Historic Preservation in order to update the evaluation.

<sup>12</sup> The fire station that currently occupies this property was constructed in the 1990s, replacing the designated fire station that was built in the 1930s. The survey team recommends providing the relevant information to the State Office of Historic Preservation in order to update the evaluation so that this property is no longer identified as a historical resource.

## GUIDELINES FOR EVALUATION

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, the California Register, or at the local level, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

### NATIONAL PARK SERVICE

The National Park Service, a division of the Department of the Interior, is the federal entity responsible for formulating and implementing historic preservation activity. To this end, the National Park Service has developed a significant body of literature regarding identification, evaluation, and protection of “historic resources.” The standard historic preservation practices created by the National Park Service are based on physical reminders of the past – historic buildings, sites, objects, and districts. With the Antiquities Act of 1906,<sup>13</sup> the Historic Sites Act of 1935,<sup>14</sup> and the National Historic Preservation Act of 1966,<sup>15</sup> these practices were codified and became part of national policy.

The Purpose Statement of the National Historic Preservation Act of 1966 reads in part:

- (1) The spirit and direction of the Nation are founded upon and reflected in its historic heritage;
- (2) the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;
- (3) historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency;
- (4) the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what

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<sup>13</sup> American Antiquities Act of 1906 (16 USC 431-433). <http://www.nps.gov/history/local-law/anti1906.htm>.

<sup>14</sup> Historic Sites Act of 1935 as amended (49 Stat. 666; 16 U.S.C. 461-467).  
[http://www.nps.gov/history/local-law/FHPL\\_HistSites.pdf](http://www.nps.gov/history/local-law/FHPL_HistSites.pdf).

<sup>15</sup> National Historic Preservation Act of 1966 as amended through 2000 (Public Law 89-665; 16 U.S.C. 470 et seq).  
<http://www.achp.gov/NHPA.pdf>.

properties should be considered for protection from destruction or impairment.”<sup>16</sup> The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.<sup>17</sup>

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.<sup>18</sup> A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

### **Criteria**

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A.** Are associated with events that have made a significant contribution to the broad patterns of our history;
- B.** Are associated with the lives of persons significant in our past;
- C.** 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.** Have yielded, or may be likely to yield, information important in prehistory or history.<sup>19</sup>

### **Historic Districts**

Standard preservation practice evaluates collections of buildings from similar time periods or representing specific historic contexts as *historic districts*. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings,

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<sup>16</sup> 36 Code of Federal Regulations (CFR) 60. [https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60\\_main\\_02.tpl](https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl) (accessed August 2023).

<sup>17</sup> The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

<sup>18</sup> National Park Service, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: U.S. Department of the Interior, 1997), 5.

<sup>19</sup> *National Register Bulletin 15*, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.



structures, or objects united historically or aesthetically by plan or physical development.”<sup>20</sup> The National Park Service further clarifies that a historic district illustrates an “interrelationship of its resources, which can convey a visual sense of the overall historic environment.”<sup>21</sup> Examples of districts, which can include diverse property types, are residential neighborhoods, neighborhood or regional commercial centers, campuses, and industrial complexes.

A historic district derives its significance as a unified entity. The individual components of a historic district collectively convey a specific aspect of history, along with a strong sense of time and place. Residential historic districts illustrate the social and physical development of a city; they can represent the influence of a particular ethnic or social group on the development of the community, as well as the architectural character of a place. Resources that have been found to contribute to the historic identity of a district are referred to as *contributors*. Properties located within the district boundaries that were constructed outside of the identified period of significance for the district, have been substantially altered, or do not contribute to its significance are identified as *non-contributors*.

### **Integrity**

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”<sup>22</sup> The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise 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.

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<sup>20</sup> *National Register Bulletin 15.*

<sup>21</sup> *National Register Bulletin 15.*

<sup>22</sup> *National Register Bulletin 15.*

- *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>23</sup>

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>24</sup> The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria. Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. It is 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; or
2. It is associated with the lives of persons important to local, California or national history; or
3. It 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; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>25</sup>

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, 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 automatically includes the following:

<sup>23</sup> *National Register Bulletin 15*, 44-45.

<sup>24</sup> California Public Resources Code, Section 5024.1[a].

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1) (accessed August 2023).

<sup>25</sup> Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

### **CITY OF ALHAMBRA**

At the time of this study, the City of Alhambra has not established a local Historic Preservation Ordinance for the designation and treatment of historic resources in the City. However, since the potential adoption of a local historic preservation ordinance is planned for the next phase of the project, properties were evaluated for potential local significance based on the overarching concepts for eligibility embedded in the criteria for listing in the National Register of Historic Places and California Register of Historical Resources, as outlined above. These are preliminary recommendations for potential eligibility only, pending the potential adoption of an ordinance by the City Council. No potentially significant properties or districts will be designated as part of this phase of the project.

## **SURVEY METHODOLOGY**

This project was conducted following guidelines established by the NPS and OHP for identifying potential historic resources and conducting historic resources surveys. NPS and OHP publications consulted as part of this study include:

- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation
- National Register Bulletin 16A: How to Complete the National Register Registration Form
- National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form
- National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning
- OHP: Instructions for Recording Historical Resources

### **PROJECT KICK OFF**

Following adoption of the Citywide Historic Context Statement (Phase 1 of the overall three phased project) in 2022, the City and survey team initiated Phase 2, the citywide historic resources survey. At the outset of the project, the survey team met with City staff to identify the overall goals of the project, discuss preliminary methodology, and gather relevant previous studies and survey materials. The team then compiled an initial list of properties and potential historic districts that were identified by research conducted for the context statement, were evaluated as potentially significant in previous surveys, or are listed in the BERD. As noted, previous surveys and evaluations were used to inform the current survey effort, but all properties constructed prior to 1980 have been re-evaluated as part of this study.

### **COMMUNITY ENGAGEMENT**

In January 2023, the first public meeting for the historic resources survey was held. The presentation introduced the City's potential development of a comprehensive Historic Preservation Program, including a synopsis of the Historic Context Statement adopted in 2022, and an introduction to Phase 2, the historic resources survey effort. This presentation discussed the fieldwork component of the project and served as the first step in a multi-tiered community outreach effort for the project overall.

The survey methodology was presented to the City Council on September 11, 2023. Following that meeting, the recommendations outlined in this report will be submitted to the City Council for their review. A community engagement meeting to introduce the survey recommendations will be held on September 27, 2023.

## **RECONNAISSANCE-LEVEL FIELDWORK**

In February 2023, HRG conducted a reconnaissance (or windshield) survey of properties constructed through 1980 in the entire city in order to review all of the previously identified properties and to identify additional properties, neighborhoods, and features that may be historically significant. In order to inform this effort, the field team compiled all of the property-specific information gathered as part of the project kick off and created a base map for reference during the reconnaissance study. The survey team used the City's Geographic Information Systems (GIS) data, supplemented by Los Angeles County Assessor data, to develop a map that color-coded all properties built prior to 1980 by decade of development (shown in Figure 1, below). This chronology map provided valuable information about the broad development patterns in the city and was used to locate groupings of properties that might be unified by age or other characteristics. All previously identified and designated properties were also indicated on the map.

During the reconnaissance survey, the survey team re-evaluated all previously identified properties and identified additional properties and neighborhoods that may be potentially significant. The general age of properties, architectural styles, and levels of integrity were noted and compared. Based upon observations made during reconnaissance, the survey team developed a list of properties and neighborhoods that appeared potentially significant for additional research, review, and comparative analysis. Preliminary recommendations were submitted to City staff in March 2023. The survey team met with City staff at that time to provide an overview of the project methodology and discuss the preliminary recommendations.

## **RESEARCH**

Additional research was conducted on properties and neighborhoods that had been identified as potentially significant. Research efforts included review of building permits, Sanborn Fire Insurance maps, relevant tract maps, historic and aerial photographs, City Directories, and historic newspaper articles. This research was conducted in order to confirm construction dates, identify significant architects and builders, confirm alterations, and inform the evaluations of potential significance. Additionally, members of the survey team conducted research at the Alhambra Historical Society Museum to ascertain additional information useful in evaluating specific properties identified in the survey.

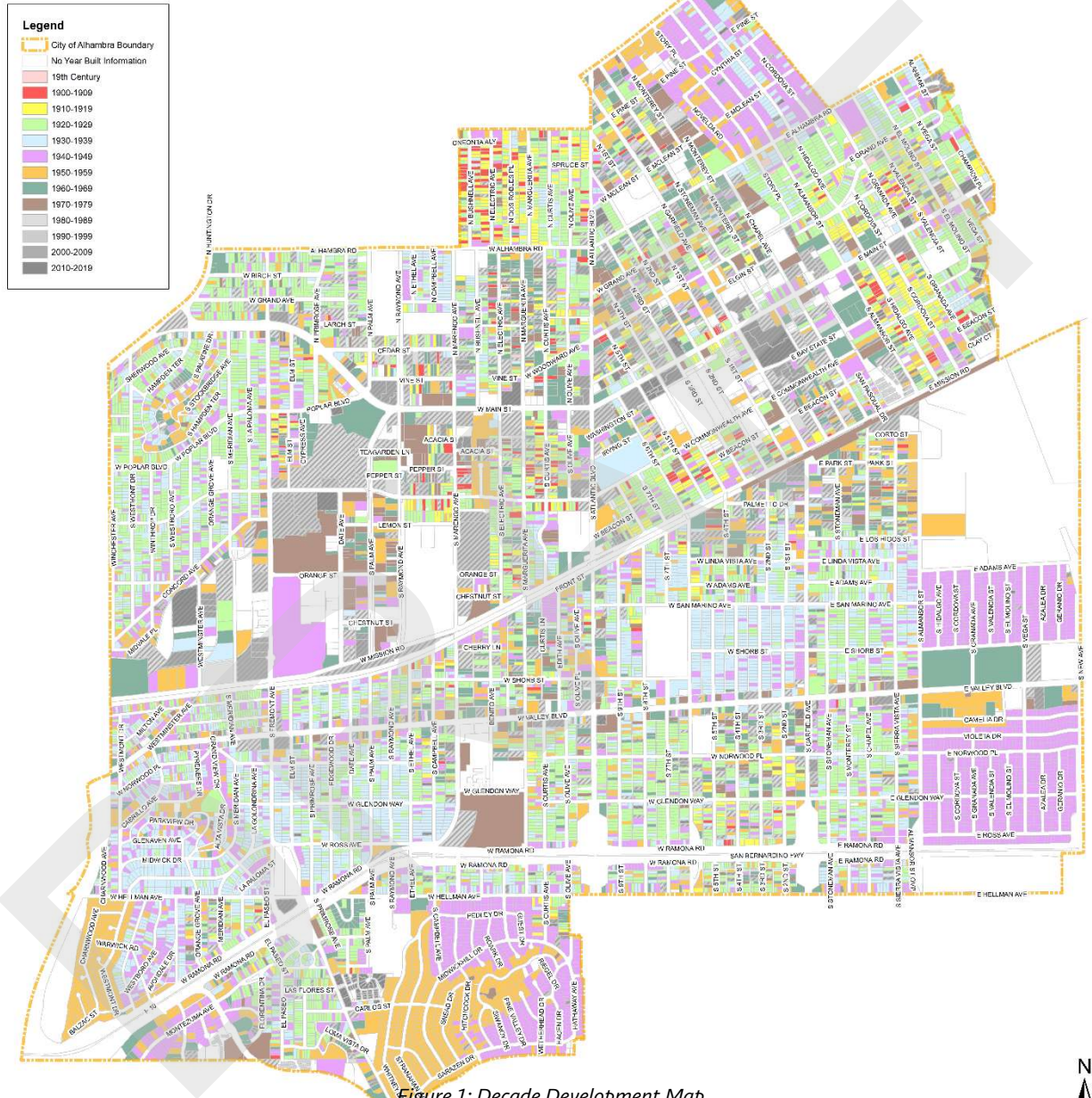
## **INTENSIVE-LEVEL SURVEY**

Following review by City staff, additional research, and internal review by the survey team, the preliminary recommendations were refined, and an updated list was prepared for the intensive-level survey, during which all potentially eligible properties and neighborhoods were documented in the field, and recommendations for eligibility were completed. The intensive-level field survey was completed in May and June 2023. All fieldwork was conducted from the public right-of-way.

## Data Collection

Data about potentially eligible properties was collected using Fulcrum, a fully customizable data collection application. Data collected in the field includes photographs of each potentially eligible property, documentation of architectural features and alterations, and evaluation of historic integrity.

### City of Alhambra - Decade Development Map



## **Evaluation Methodology**

Each potentially eligible property was analyzed according to the relevant contexts and themes outlined in the City of Alhambra Historic Context Statement.<sup>26</sup> Properties were evaluated against established criteria for potential eligibility for listing in the National and California Registers. In addition, properties that may be potentially eligible for local designation were identified based on the overarching concepts for eligibility embedded in the criteria for listing at the federal and state levels.<sup>27</sup> All properties documented as part of this study are potential historic resources only; no properties will be formally designated as part of this phase of the project.

### ***Evaluation of Individual Properties***

Potentially eligible properties are located throughout the city, and represent residential, commercial, industrial, and institutional property types; they include buildings, objects, and historic districts. Potentially eligible properties represent rare, remnant, early, or excellent examples of important development periods or types of development; architecturally significant properties; properties that represent important property types; and in a few cases, properties associated with significant Alhambra residents. Potentially eligible properties represent the establishment and growth of the city over time and reflect important periods of development throughout the city's history.

Due to development patterns and extant resources in Alhambra, individual residential properties are typically not significant for representing important patterns of development; instead, collections of residences that represent a particular development pattern are potentially eligible as historic districts. The exception is those residences that represent the earliest extant period of development in the city, from circa 1880 to 1909, which were identified as potentially eligible for representing rare remnant examples of early development in the city. Residences constructed after this date reflect the large population boom in Alhambra between 1910 and 1920, when the city's population increased by 80%, and in the post-World War II era when large areas were subdivided for residential development. Residential development patterns from these periods are conveyed in the cohesive groupings of properties identified as potential historic districts. The survey also identified potentially eligible properties that reflect an important association with civic or institutional development; represent a remnant example of early commercial development; or represent a particular industry.

There are several properties in Alhambra that were identified as potentially eligible for an association with a significant person. These were evaluated based on guidance from the National Park Service, which states that the property should be associated with the productive life of the person, reflecting the period when they achieved significance. Overall integrity thresholds for individual properties that are potentially significant for an association with a significant event,

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<sup>26</sup> Historic Resources Group, *City of Alhambra Historic Context Statement*, prepared for the City of Alhambra, April 13, 2022.

<sup>27</sup> The City of Alhambra does not currently have a historic preservation ordinance that identified criteria for eligibility; the potential adoption of a local historic preservation ordinance is anticipated for the next phase of the project.

development pattern, or significant person retain their original form, massing, scale, and a majority of the character-defining features of the style and type, particularly on the primary façade.

There are properties located throughout the city that are potentially eligible for their architectural merit. This includes consideration of the property's architectural style, property type, or association with notable architects or builders. Properties significant as "good" or "rare" examples of a particular architectural style were typically identified as eligible for local designation, reflecting properties that contribute to the character of Alhambra but may not rise to the level of significance required for listing at the state or federal levels. Properties that were identified as "exceptional" or "excellent" examples of their style or type may be potentially eligible for listing at the federal, state, and local levels. Typically, integrity thresholds for properties that are potentially eligible for their architectural merit are higher than for those properties who are potentially eligible for an association with an event or person. A property that is potentially eligible for designation as a good, rare, or 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.

### ***Evaluation of Potential Historic Districts***

The recommendations included in this study related to potential historic districts are intended to serve as baseline information for further discussion with the City and the community in the development of a potential historic preservation ordinance. The identification of potential historic districts as part of a historic resources survey is standard preservation practice that recognizes groupings of resources that collectively convey significance about a specific aspect of history. The physical characteristics and integrity of individual properties, including height, massing, materials, and architectural features; planning features, including street pattern, setbacks, and street trees; and the overall character and sense of time and place are all considered in the evaluation of potential historic districts. Potential historic district boundaries may represent the original tract boundary, when applicable, or may be devised based on the integrity and character of the particular neighborhood.

In approximately 2015, the City installed signs identifying historic neighborhoods and tracts throughout Alhambra. During development of the context statement and as part of the background research for this study, additional review was conducted on the development history of these neighborhoods and tracts, and they were all re-evaluated for potential historic significance during the initial reconnaissance study. Since 2015, there have been changes to individual properties throughout these neighborhoods such that many do not meet current standards and integrity thresholds for potential historic designation. During development of the potential historic preservation ordinance, the City could consider ways to recognize those neighborhoods that are important to the development of Alhambra but do not meet eligibility standards for formal designation.



In addition to re-evaluating these previously identified neighborhoods, the survey team reviewed other potential neighborhoods and collections of properties for eligibility as potential historic districts. As a result, this study identified seven potential historic districts. The potential historic districts identified in this survey meet specific eligibility criteria and integrity thresholds based on guidance for designation at the federal, state, or local levels. These potential historic districts reflect single- and multi-family residential development patterns that represent important periods of development in Alhambra. Potential historic districts represent definable geographic areas that represent a particular facet of the city's history, retain a strong sense of time and place, and have sufficient integrity overall to convey their historic significance. Alterations were considered on a case-by-case basis; however, typically properties were found to retain sufficient integrity if they continued to exhibit their original form, massing, scale, and a majority of the character-defining features of the style and type, particularly on the primary façade. In some cases, properties that have had all of their original windows replaced with incompatible new materials were identified as contributors only if the windows were in the original openings and the building otherwise retained the significant character-defining features of its style or type.

## **DOCUMENTATION**

Each potentially eligible individual property and potential historic district was documented on the appropriate California Department of Parks and Recreation (DPR) 523 series forms, including 523a and 523b (Primary Record and Building Structure and Object Record) forms for individual resources, and the 523a (Primary Record) form for historic districts. 523a DPR forms were automatically generated from Fulcrum. For individually eligible properties, the forms include identification of the architectural style and property type, bullet point architectural descriptions, and identification of significant exterior alterations. Contributors and non-contributors to potential historic districts were recorded in tables that included photograph, accessor parcel number (APN), address, date of construction, architectural style, status code, contributor status, and reason statement.

## **CALIFORNIA HISTORICAL RESOURCES STATUS CODES**

The California Historical Resource Status Codes (referred to herein as “status codes”) are a systematic means of classifying historical resources that are evaluated either in a historic resource survey or as part of a regulatory process.<sup>28</sup> Each status code assigned to a given potential resource conveys two key pieces of information: (1) a classification code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) a qualifier that indicates under which program the evaluation was completed. The State Office of Historic Preservation provides the following qualifying statement in its guidance for using the status codes:

The status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an opinion or action taken at a specific point in time, the assigned status

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<sup>28</sup> For more information about status codes and their application, please refer to the OHP's *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time. Individuals and agencies attempting to identify and evaluate historical resources need to consider the basis for evaluation upon which a particular code was assigned, i.e., date of evaluation, the reason and criteria applied for evaluation, the age of the resource at the time of evaluation, and any changes that may have been made to the resource that would impact its integrity.<sup>29</sup>

A complete list of the status codes can be found in Appendix A. The most commonly applied status codes in this survey include:

- 3B/3D/3S: Eligible for listing in the National Register through survey evaluation: both individually and as a contributor to a historic district (3B); as a contributor to a historic district (3D); or as an individual property (3S). These codes have only been applied to a limited number of properties that are clearly eligible for listing in the National Register.
- 3CB/3CD/3CS: Eligible for listing in the California Register through survey evaluation: both individually and as a contributor to a historic district (3CB); as a contributor to a historic district (3CD); or as an individual property (3CS). These codes have been applied to the greatest number of properties that are eligible for listing on the California Register but do not rise to the level of significance or integrity for listing on the National Register.
- 5B/5D3/5S3: Appears eligible for local designation through survey evaluation: both individually and as a contributor to a historic district (5B); as a contributor to a historic district (5D3); or as an individual property (5S3). Because the City does not currently have a Historic Preservation Ordinance, these codes are suggested, pending adoption of an ordinance, and were applied to properties considered under eligibility established in the National and California Registers.

### **Ineligible Properties (6Z)**

A list of all the ineligible properties located in the city will be submitted at the conclusion of the project. All properties constructed through 1980 that were not identified as potentially eligible were assigned a status code of 6Z (found ineligible for National Register, California Register or Local designation through survey evaluation). Properties that were assigned this code within potential historic districts were either outside the period of significance for the potential historic district or substantially altered.

### **Properties Requiring Additional Research (7R)**

Several properties were assigned a status code of 7R (identified in reconnaissance level survey: not evaluated). This status code was typically assigned for one of three reasons:

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<sup>29</sup> California State Office of Historic Preservation, *Technical Assistance Bulletin #8*, 5-6.

- Properties occupying large or multiple parcels with many buildings. Additional information is needed regarding individual components of these properties to complete an evaluation;<sup>30</sup>
- Large or complex properties that have potential historic significance but are not fully visible from the public right-of-way; or
- Properties previously awarded Alhambra Preservation Group Heritage Home Awards. These properties may be eligible for inclusion in the City's plaque program, pending the potential adoption of a historic preservation ordinance.

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<sup>30</sup> An example of this type of property is a large school campus that is not fully visible and has buildings from various periods of development.

# SURVEY RECOMMENDATIONS

## INTRODUCTION

The survey recommendations include updated evaluations for properties identified in previous surveys, and the identification of additional properties that appear to meet eligibility criteria and integrity thresholds for potential historic designation at the federal, state, or local levels. These recommendations are summarized below, and potentially eligible individual properties and potential historic districts are identified in the map in Figure 2, below.

Potentially significant properties are located throughout the city and represent various periods of historic development. Of the approximately 19,000 parcels in Alhambra, this study identifies **799** properties that appear potentially eligible for listing at the federal, state, or local levels, either individually or as contributors to potential historic districts. All recommendations for potentially eligible properties and districts are based on the eligibility thresholds, integrity considerations, and registration requirements as outlined in the Historic Context Statement.

Properties that appear eligible for listing at the federal, state, or local level include:

- **4** individual properties are listed in and continue to appear eligible for the California Register.<sup>31</sup>
- **346** properties appear potentially individually eligible.
- **40** properties appear potentially eligible both individually and as contributors to potential historic districts.
- **409** properties appear potentially eligible as contributors to potential historic districts.

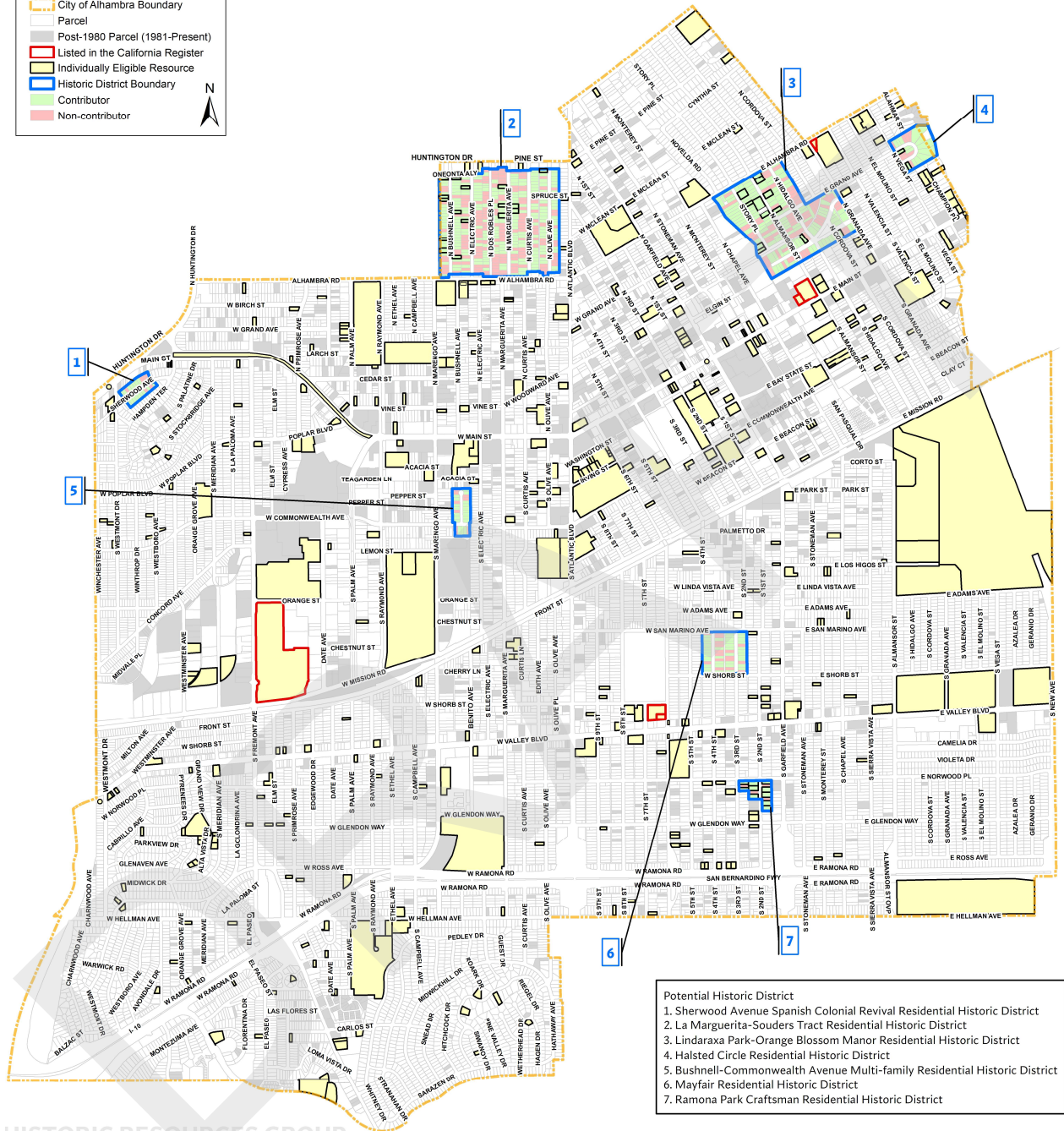
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<sup>31</sup> Two properties previously identified as eligible for listing in the National Register and listed in the California Register no longer appear eligible as identified in this survey. These properties are the Alhambra Motel (2800 W. Valley Boulevard), which has undergone extensive alterations, and Fire Station No. 74 (2505 W. Norwood Street), which was built in the 1990s to replace a 1930s building.

# City of Alhambra Draft Historic Resources Survey Recommendations

**Legend**

- City of Alhambra Boundary
- Parcel
- Post-1980 Parcel (1981-Present)
- Listed in the California Register
- Individually Eligible Resource
- Historic District Boundary
- Contributor
- Non-contributor



- Potential Historic District
1. Sherwood Avenue Spanish Colonial Revival Residential Historic District
  2. La Marguerita-Souders Tract Residential Historic District
  3. Lindaraxa Park-Orange Blossom Manor Residential Historic District
  4. Halsted Circle Residential Historic District
  5. Bushnell-Commonwealth Avenue Multi-family Residential Historic District
  6. Mayfair Residential Historic District
  7. Ramona Park Craftsman Residential Historic District

HISTORIC RESOURCES GROUP

Figure 2: Map of Preliminary Draft Recommendations

## POTENTIAL INDIVIDUAL HISTORIC RESOURCES

This study identified potentially eligible individual properties that may be eligible for designation at the federal, state, and/or local levels. Potentially eligible individual properties were identified both within and outside of potential historic districts.<sup>32</sup> The survey identified **346** properties that were evaluated for their individual merit, and appear to be eligible at the federal, state, and/or local level. Many of these properties appear eligible for listing because of multiple associations, including significant associations with events or development patterns; notable persons; or architectural merit. An overview of these properties is included below.

A total of 167 properties were identified as potentially individually eligible for an association with significant events or patterns of development. The majority of these are residential properties that represent remnant examples of early residential development in the city. In addition, there are commercial, civic/institutional, and several industrial properties that were identified as potentially individually significant for an association with development patterns or architectural merit.

Forty-nine (49) residences were identified as potentially individually eligible for an association with significant development patterns. These residences were all constructed prior to 1910, and represent rare, remnant examples of early residential development, reflecting the city's establishment, incorporation, and early growth. Later residential examples that are potentially significant under this criterion represent unique trends or development patterns. One example is the residence constructed on the Main Street Bridge, reflecting the scarcity of housing and available land for development during that period.

Fifty-five (55) commercial properties were identified as potentially individually eligible for an association with significant development patterns. The majority of these resources are significant for their association with development patterns reflecting the period between the prosperous 1920s and the United States' entry into World War II (1920-1940) or increased development in the postwar period, reflecting expansion outside the original commercial center (1946-1967). Many of these properties are retail storefronts, mixed-use buildings, offices, or restaurants. Several of the commercial properties are also significant for their architectural merit, mostly as excellent examples of Modern architectural styles including Art Deco, Mid-Century Modern, and Googie. Additionally, several commercial properties are significant for their association with early development and expansion of the city's original commercial center (pre-1920); limited growth during the World War II era (1941-1945); or development in the postwar decline and redevelopment phase of the city (1968-1980).

Fifty-six (56) public and private institutional resources were identified as potentially individually eligible for an association with significant development patterns. Most of the institutional/civic resources identified are associated with the expansion of civic improvements as Alhambra's population grew in the 1920s and 1930s and following World War II. Institutional properties identified include schools, substations, post offices, and parks. Many of the institutional properties

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<sup>32</sup> Individually eligible properties located within historic districts were also found to be contributors to the potential districts.

identified through the survey are religious buildings significant as excellent examples of their respective styles.

Seven (7) industrial buildings were identified as potentially individually eligible for an association with significant development patterns. Three represent early industrial development; one is significant for its association with the war effort during World War II, and three represent postwar industrial growth.

A total of ten (10) properties were identified as potentially individually eligible for an association with significant persons. Most of these properties are associated with notable Alhambra artists who were part of the “Artist’s Alley” on Champion Place. Other significant persons include early settlers of Alhambra.

A total of 244 properties are individually eligible for embodying the distinctive characteristics of an architectural style or type, or for representing the work of a notable architect. Properties eligible for architectural merit represent a wide range of architectural styles and periods of construction. Twelve (12) properties are potentially eligible as examples of 19<sup>th</sup> century methods of construction or architectural styles, including Queen Anne, Foursquare, and Neoclassical Cottage. Thirty-nine (39) properties are potentially eligible as excellent examples of Craftsman architecture. Ninety-six (96) are potentially eligible for as examples of 20<sup>th</sup> century Period Revival styles, including Spanish Colonial Revival, English Revival, and Tudor Revival, among others. Seventy-seven (77) properties are potentially eligible as significant examples of Modern architecture, including Streamline Moderne, Art Deco, and Mid-Century Modern. Twenty (20) properties are potentially eligible as examples of important multi-family residential property types, including excellent examples of bungalow courts, courtyard apartments, and garden apartments.

Potentially eligible individual properties are identified in the property table included as Appendix B, and documented on California DPR 523 Series Forms, included as Appendix C.

## **POTENTIAL HISTORIC DISTRICTS**

This study identified seven potential historic districts in the city, shown in Table 1 below. All seven potential historic districts represent cohesive concentrations of residential buildings that were united historically or aesthetically. This survey did not identify any potential historic districts composed predominantly of commercial, institutional, or industrial property types.

The seven potential residential historic districts represent development spanning the history of the built environment in Alhambra, including a potential historic district that has residences dating to the 1880s, through subdivisions established after World War II. These districts reflect development patterns from multiple periods important in the city’s history, including early 20<sup>th</sup> century development of single-family homes, as is the case of the potential Ramona Park Craftsman Residential Historic District, or post-war multi-family residential development, as represented in the potential Bushnell-Commonwealth Avenue Multi-Family Residential Historic

District. Property types in potential historic districts include single-family residences, duplexes, courtyard apartments, apartment buildings, and garden apartments, among others.

In addition to reflecting significant development patterns, several potential historic districts were also identified as significant as collections of architectural styles. In most cases, residences throughout the potential districts represent multiple architectural styles, including Craftsman, Period Revival, and Modern styles; however, there are some cases where a limited architectural vocabulary was established in a particular neighborhood. For example, the Sherwood Avenue Spanish Colonial Revival Residential Historic District is composed of single-family residences designed in the Spanish Colonial Revival style of architecture, while the Ramona Park Craftsman Residential Historic District has excellent examples of Craftsman architecture. Both the Mayfair Residential Historic District and the Lindaraxa Park-Orange Blossom Manor Residential Historic District contain excellent examples of Period Revival style architecture.

A brief summary of each potential historic district is included below. The full evaluation and additional information about the history and characteristics of each is included in the DPR forms, included as Appendix D.



**TABLE 1. POTENTIAL HISTORIC DISTRICTS**

HISTORIC DISTRICT	CONTRIBUTORS	CONTRIBUTORS & INDIVIDUALLY ELIGIBLE	NON-CONTRIBUTORS	TOTAL NUMBER	PERCENT	PERIOD OF SIGNIFICANCE	APPLICABLE CRITERIA
Bushnell-Commonwealth Avenue Multi-Family District	19	-	8	27	70%	1951-1952	A/1
Halstead Circle District	13	2	8	23	65%	1923-1953	A/1
La Marguerita-Souder's Tract District	213	16	158	391	60%	1904-1938	A/1
Lindaraxa Park-Orange Blossom Manor District	109	12	61	182	66%	1883-1955	A/1; C/3
Mayfair District	39	-	17	56	70%	1929-1941	A/1; C/3
Ramona Park Craftsman District	-	10	4	14	71%	1910-1913	A/1; C/3
Sherwood Avenue Spanish Colonial Revival District	16	-	6	22	72%	1924-1937	A/1; C/3

## Bushnell-Commonwealth Avenue Potential Multi-Family Residential Historic District



**Figure 3.** Context view of the Bushnell-Commonwealth Avenue Potential Multi-Family Residential Historic District. HRG, 2023.

The potential Bushnell-Commonwealth Avenue Multi-Family Residential Historic District is located in the central region of Alhambra. Comprising 27 properties on the north-south S. Bushnell Avenue and east-west Commonwealth Avenue, the potential district contains a cohesive collection of post-World War II Minimal Traditional style multi-family residences dating to the early 1950s. Original tract features include the cul-de-sac on S Bushnell Avenue, concrete sidewalks, concrete curbs, grass parkways, and mature trees.

The Bushnell-Commonwealth Avenue Multi-Family Residential Historic District is potentially eligible as a cohesive collection of post-World War II Minimal Traditional residential development in Alhambra. The period of significance for the potential historic district is 1951 to 1952, representing its period of development. Of the potential historic district's 27 properties, 70% contribute to its significance.

The potential historic district includes Tract 15597 and Tract 5265. Tract 15597 was originally a subdivision of Tract No. 6256 owned by Lake Vineyard Land and Water Association. The tract remained undeveloped until 1951 when neighboring tracts were improved. At that time, Marengo Place Inc. owned the land. Development of the multi-family residences was cohesive in design and construction. Selling agents included Hamilton Realtors Sales Corp. and Waade Realty Co.



Figure 4. Bushnell-Commonwealth Avenue Multi-Family Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

## Halstead Circle Potential Residential Historic District



**Figure 5.** Context view of the Halstead Circle Potential Residential Historic District. ARG, 2023.

The potential Halsted Circle Residential Historic District is located in the northeast corner of Alhambra. Comprising 23 properties on the U-shaped Halsted Circle and a portion of N. Vega Street, the potential historic district contains an eclectic collection of Period Revival, Ranch, and Minimal Traditional style single-family residences reflecting the 1923-1953 period of development. The potential district is most notable for its original tract features, including the unusual shape of Halsted Circle and the resulting large and unusually shaped lots; concrete sidewalks, street trees, and cast stone streetlights. The tract was subdivided from the Halsted Ranch, and the 1878 Halsted residence lies within the potential district; however, it has been completely altered and no longer conveys its historical significance.

The Halsted Circle Residential Historic District is potentially significant for its association with historic patterns of residential development in Alhambra during the city's pre-World War II period of expansion. The period of significance for the potential historic district is 1923 to 1953, representing its period of development. Of the potential historic district's 23 properties, 65% contribute to its significance.

The area now containing the potential historic district was subdivided by the Mason & Hough Realty Company in 1921 as Tract 4483. The six-acre parcel was part of the Halsted Ranch, a citrus operation established in the late 1870s by Samuel Halsted; Abel and Ida Marguerite Halsted sold the remaining portion of the ranch for development in the 1920s.<sup>33</sup>

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<sup>33</sup> See the Halstead Circle Residential Historic District DPR Form for additional development history.

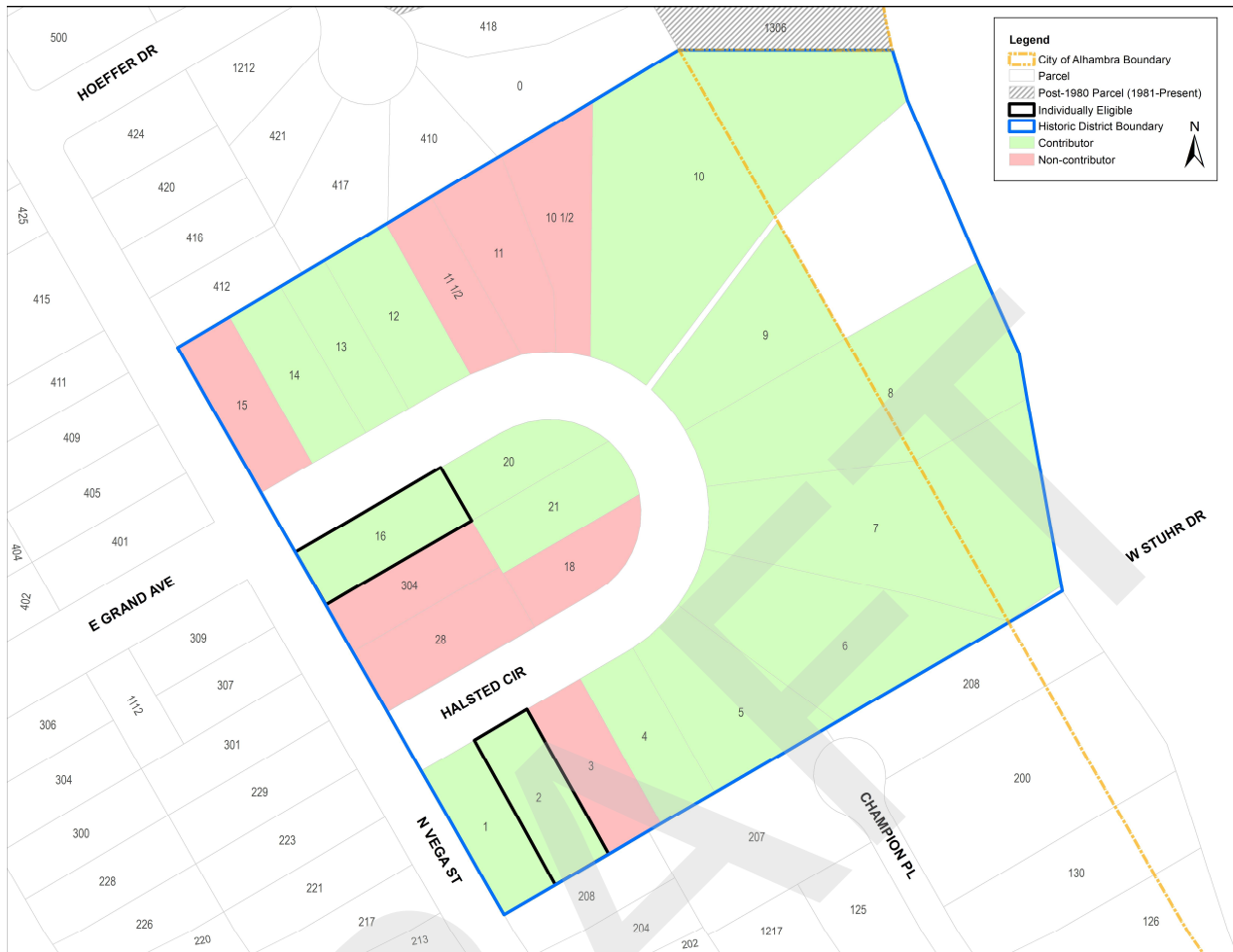
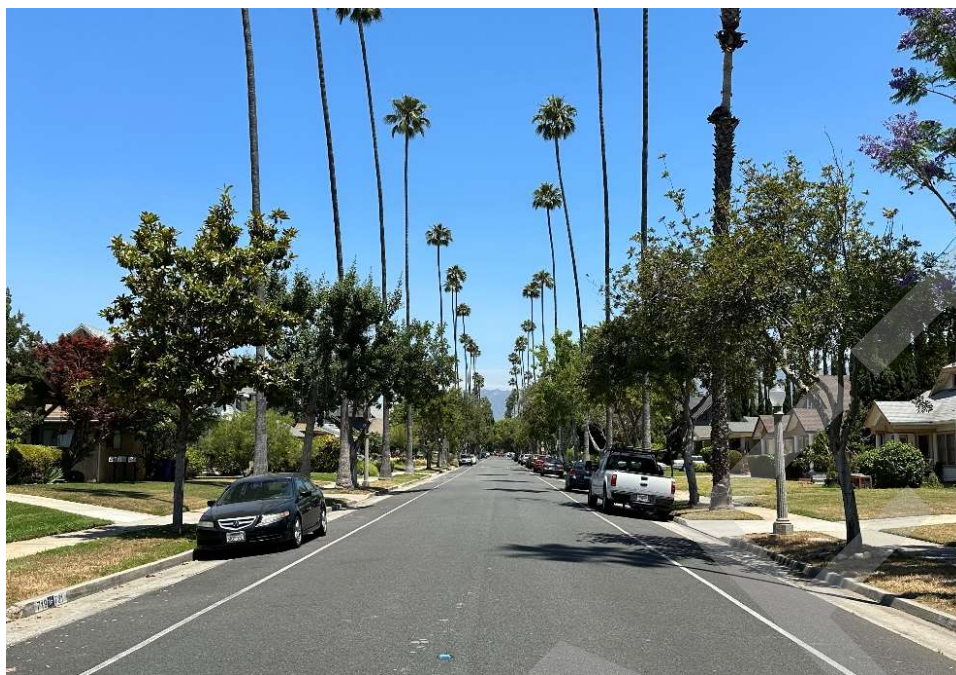


Figure 6. Halsted Circle Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

## La Marguerita-Souders Tract Potential Residential Historic District



**Figure 7.** Context view of the La Marguerita-Souders Tract Potential Residential Historic District. HRG, 2023.

The potential La Marguerita-Souders Tract Residential Historic District is located in the north region of Alhambra. Comprising 391 properties on six north-south residential streets, the potential historic district contains an eclectic collection of single- and multi-family residences largely designed in the Craftsman, Period Revival, and Minimal Traditional styles of architecture. Contributors date from the turn-of-the 20<sup>th</sup> century to the late 1930s and feature similar setbacks. Original tract features include concrete sidewalks, concrete curbs, grass parkways, and mature trees, including some streets lined by Palm trees. While some streets are relatively wide, others such as N Los Robles, are narrow and feature unique designs, including a central cove.

The La Marguerita-Souders Tract Residential Historic District is potentially significant as an excellent example of residential development in the early decades of the 20<sup>th</sup> century. The period of significance for the potential historic district is 1904 to 1938, representing its period of development. Of the potential historic district's 391 properties, 60% contribute to its significance.

The development of the area initially began in 1904 near the northwestern corner of the potential historic district on N Bushnell Avenue. This corner was originally the Wuest Tract, a 24-acre orange grove purchased and subdivided by early resident and prominent rancher Samuel Wuest. Wuest established 102 homesites laid out on paved streets with utilities. Following this subdivision, other landowners subdivided and sold lots in the surrounding area. Residential development gradually expanded eastward to encompass N Electric Avenue, N Marguerita Avenue, and other streets in the 1920s.

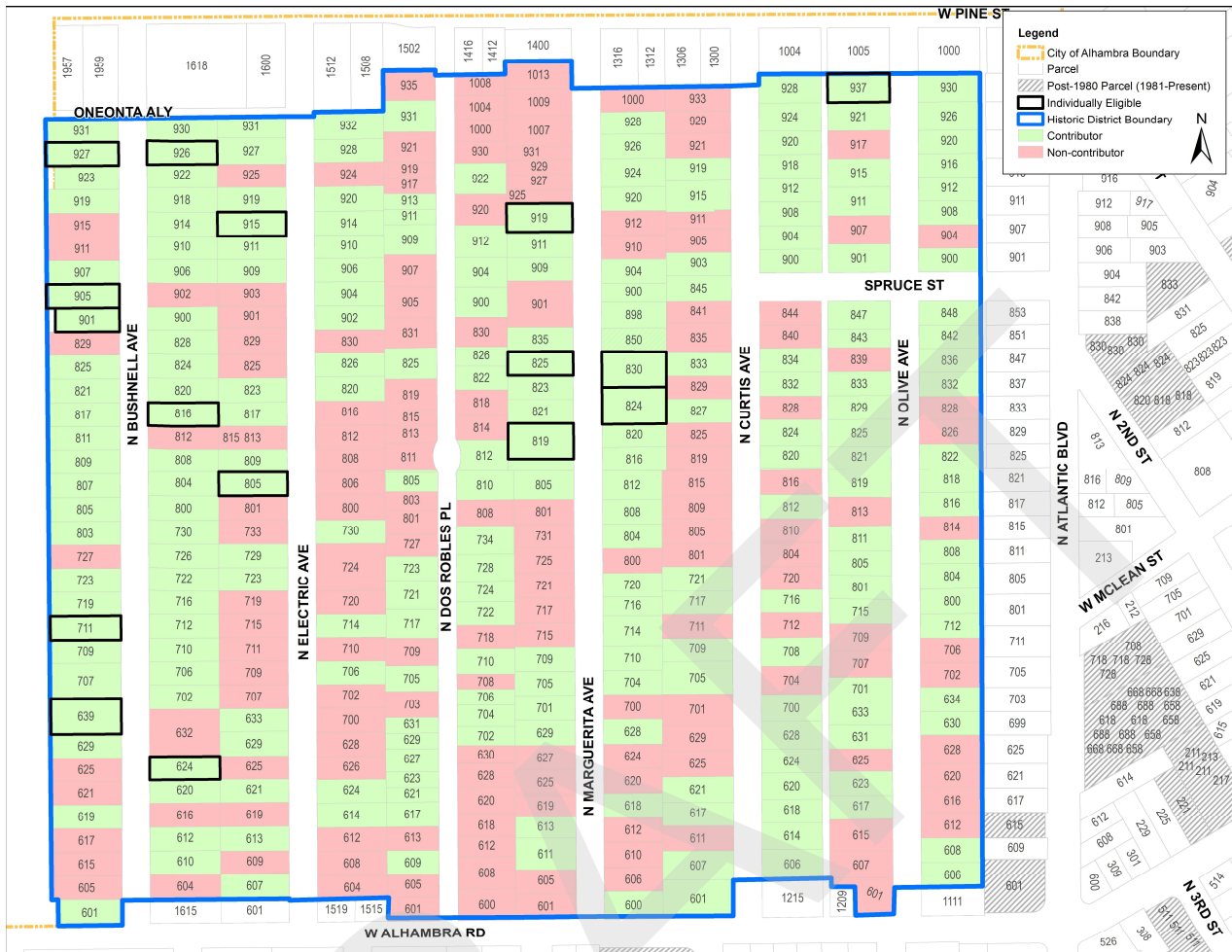


Figure 8. La Marguerita-Souders Tract Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

## Lindaraxa Park-Orange Blossom Manor Potential Residential Historic District



**Figure 9.** Context view of the Lindaraxa Park-Orange Blossom Manor Potential Residential Historic District. ARG, 2023.

The potential Lindaraxa Park – Orange Blossom Manor Residential Historic District is located in the northeastern portion of Alhambra. Comprising 182 properties in a roughly L-shaped area, the potential historic district historically developed as four different tracts subdivided between 1912 and 1924. As a result, it reflects two distinctive layouts: the curvilinear, roughly east/west-running Lindaraxa Park area to the south and the regular street grid between Lindaraxa Park and E. Alhambra Road to the north. The potential district contains a mix of Craftsman, Period Revival, Minimal Traditional, and Ranch single-family residences with a few multi-family residences built on compatible scales. Period Revival styles, Spanish Colonial Revival and Tudor Revival in particular, are most common.

The Lindaraxa Park – Orange Blossom Manor Residential Historic District is potentially significant for its association with historic patterns of residential development in Alhambra between the 1910s and the 1950s. Although two properties date to the early 1880s, they are associated with the original owner of the land (Francis Q. Story, the namesake of N. Story Place) and therefore are part of the district’s development story and are included in the period of significance.<sup>34</sup> The potential historic district is also significant as a cohesive collection of Period Revival single-family residences from the 1920s and 1930s. The period of significance for the potential historic district is 1883 to 1955, representing its period of development. Of the district’s 182 properties, 66% contribute to its significance.

<sup>34</sup> See the Lindaraxa Park-Orange Blossom Manor Residential Historic District DPR Form for additional development history.



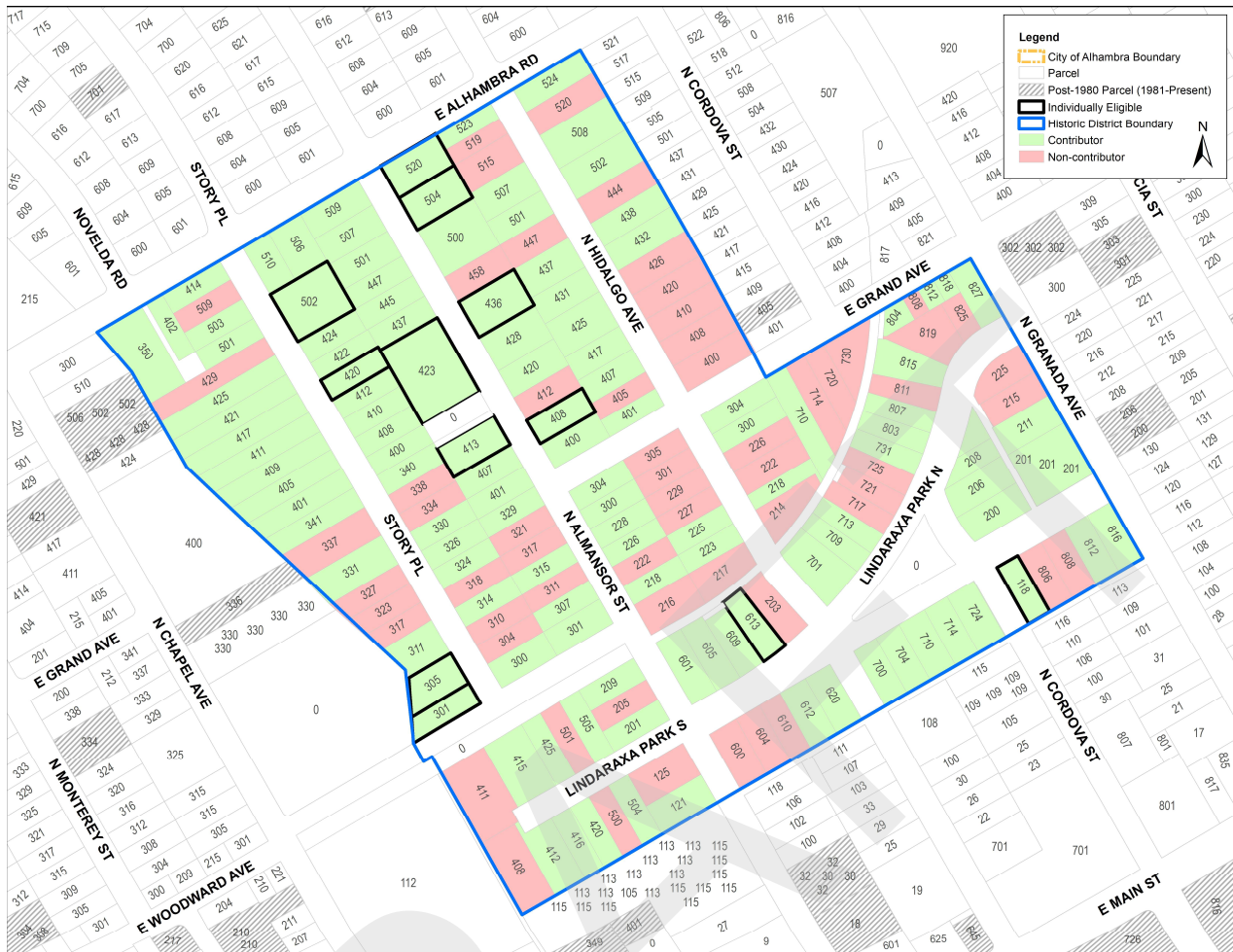


Figure 10. Lindaraxa Park-Orange Blossom Manor Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

## Mayfair Potential Residential Historic District



**Figure 11.** Context view of the Mayfair Potential Residential Historic District. ARG, 2023.

The potential Mayfair Residential Historic District is located in the southeastern portion of Alhambra. Comprising 56 properties on S 3rd and S 4th Streets between W San Marino Avenue and W Shorb Street, the potential historic district contains the most intact portion of the 1929 Mayfair tract. Residences in the potential district are one and two stories in height and are predominantly Period Revival architectural styles, particularly Tudor Revival and Spanish Colonial Revival. A handful of Minimal Traditional properties which are compatible with the scale and style of the neighborhood are also present. Original tract features include concrete sidewalks, streetlights designed for the tract, and street trees.

The Mayfair Residential Historic District is potentially significant for its association with historic patterns of residential development in Alhambra between 1920 and 1940 and as a cohesive collection of Period Revival residences. The period of significance for the potential historic district is 1929 to 1941, representing its period of development. Of the 56 properties, 70% contribute to its significance.

The area now containing the Mayfair Residential Historic District was subdivided by developer H.H. Cotton in 1929 as Tract 10522, quickly thereafter named the Mayfair Tract. Cotton purchased the 63 acres from Henry Huntington's Huntington Land Company, which had owned it since 1900.<sup>35</sup>

<sup>35</sup> See the Mayfair Residential Historic District DPR Form for additional development history.



Figure 12. Mayfair Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

# Ramona Park Craftsman Potential Residential Historic District



**Figure 13.** Context view of the Ramona Park Craftsman Potential Residential Historic District. ARG, 2023.

The potential Ramona Park Craftsman Residential Historic District is located in the southeastern portion of Alhambra. Comprising 14 properties on S 2nd and S 3rd Streets between Norwood Place and Glendon Way, the potential historic district contains the most intact and cohesive grouping of Craftsman single-family residences constructed in the 1906 Ramona Park Tract; other extant 1908-1913 Craftsman properties are scattered throughout the historic extent of the tract but are largely separated by more recent infill. Residences in the potential district are one and two stories in height and occupy large rectangular lots, some up to 110 feet wide and 160 feet deep. Most of the properties are known to have been constructed by the Ramona Park Building Company.

The Ramona Park Craftsman Residential Historic District is potentially significant for its association with historic patterns of residential development in Alhambra in the first decade after incorporation. It is also potentially significant as a cohesive collection of Craftsman single-family residences from the early 1910s, most of which were designed and constructed by a single early developer, the Ramona Park Building Company.<sup>36</sup> District contributors, comprising 71% of the district’s properties, retain their original plans, massing, and character-defining features of the Craftsman architectural style. The period of significance for the potential historic district is 1910 to 1913, representing its period of development. Of the 14 properties, 71% contribute to its significance.

<sup>36</sup> See the Ramona Park Craftsman Residential Historic District DPR Form for additional development history.



Figure 14. Ramona Park Craftsman Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

## Sherwood Avenue Spanish Colonial Revival Potential Residential Historic District



**Figure 15.** Context view of the Sherwood Avenue Spanish Colonial Revival Potential Residential Historic District. HRG, 2023.

The potential Sherwood Avenue Spanish Colonial Revival Residential Historic District is located in the northwest corner of Alhambra. Comprising 22 properties on the east-west Sherwood Avenue, the potential historic district contains a cohesive collection of Spanish Colonial Revival style single- and multi-family residences dating to the 1920s and 1930s. Contributors are modestly sized one- and two-story single- and multi-family residences that are rectangular in plan with uniform setbacks from the sidewalk. Original tract features include concrete sidewalks, concrete curbs, grass parkway, and mature trees.

The Sherwood Avenue Spanish Colonial Revival Residential Historic District is potentially significant as a rare example of early residential development in Alhambra, and as an excellent collection of intact Period Revival houses from the 1920s and 1930s. The period of significance for the potential historic district is 1924 to 1937, representing its period of development. Of the potential district's 22 properties, 72% contribute to its significance.

This block of Sherwood Avenue was originally a subdivision of Tract No. 4948, which was established by the Title Insurance & Trust Company in 1922. The development of the area represented the expansions of the City of Alhambra during the 1920s, driven by population growth and the initial development of freeways in Los Angeles. The repetition of the Spanish Colonial Revival style also suggests the involvement of a common builder and/or architect in the design and construction of many of the houses.



Figure 16. Sherwood Avenue Spanish Colonial Revival Potential Residential Historic District boundaries and contributing properties (HRG, 2023).

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# Appendix A: California Historical Resource Status Codes

## California Historical Resource Status Codes

<b>1</b>	<b>Properties listed in the National Register (NR) or the California Register (CR)</b>
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
<b>2</b>	<b>Properties determined eligible for listing in the National Register (NR) or the California Register (CR)</b>
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
<b>3</b>	<b>Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</b>
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
<b>4</b>	<b>Appears eligible for National Register (NR) or California Register (CR) through other evaluation</b>
4CM	Master List - State Owned Properties – PRC §5024.
<b>5</b>	<b>Properties Recognized as Historically Significant by Local Government</b>
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
<b>6</b>	<b>Not Eligible for Listing or Designation as specified</b>
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
<b>7</b>	<b>Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation</b>
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

**Appendix B: Property Table – Potentially Eligible Properties**

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**Appendix C: California DPR 523 Series Forms –  
Potential Individually Eligible Properties**

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**Appendix D: California DPR 523 Series Forms –  
Potential Historic Districts**

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