



City of Alhambra
Citywide Historic Resources Survey
January 25, 2023

HISTORIC RESOURCES GROUP

PROJECT TEAM

- **Historic Resources Group (HRG)**
 - Heather Goers, Senior Architectural Historian
 - Robby Aranguren, Planning Associate/GIS Specialist
 - Kira Williams, Intern
 - Christine Lazzaretto, Managing Principal
- **Architectural Resources Group (ARG)**
 - Mary Ringhoff, Senior Associate
 - Katie Horak, Principal

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Standard Felt Corp. staff photo, circa 1945.

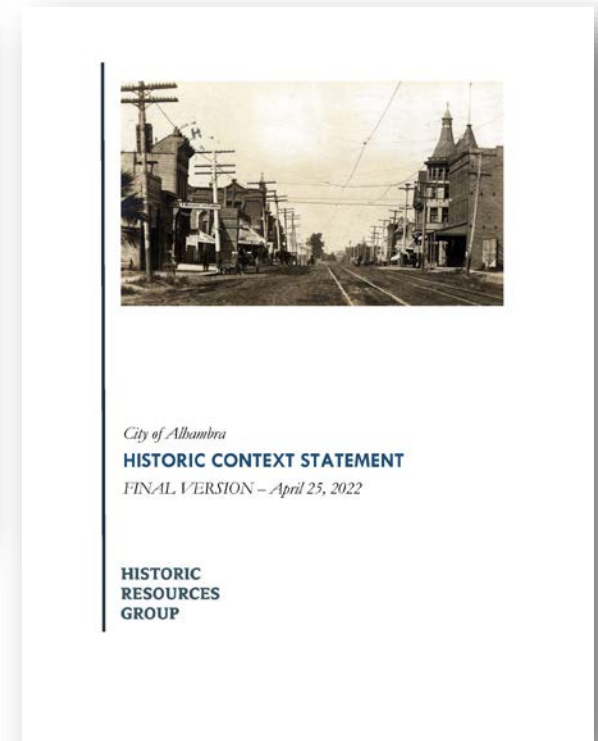
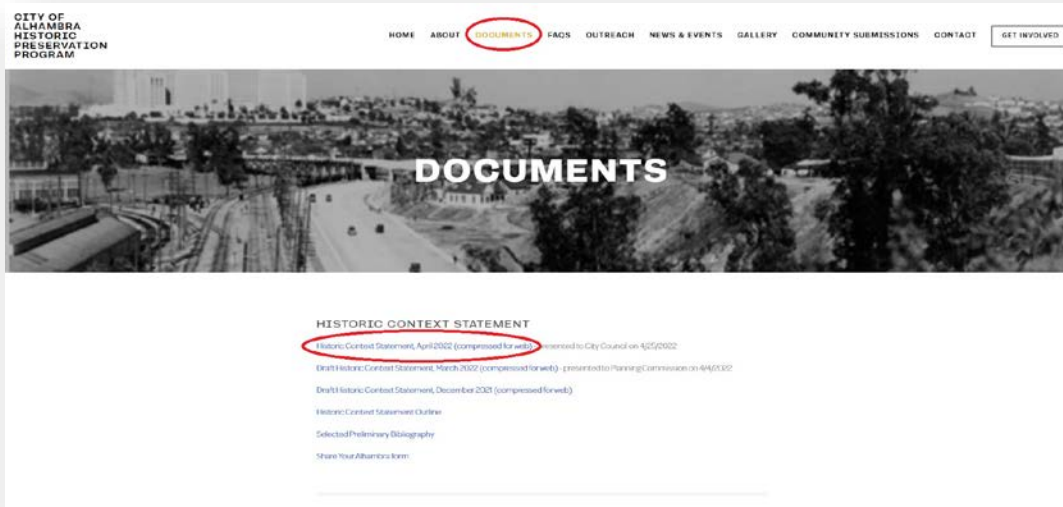


TONIGHT'S AGENDA

- **Phase I Update**
 - City of Alhambra Historic Context Statement (2022)
- **Phase II Introduction**
 - City of Alhambra Citywide Historic Resources Survey (ongoing)
- **Historic Resources Surveys**
 - What is a historic resource? What is a historic resources survey?
 - Survey Methodology
- **Timeline and Next Steps**
- **Q&A**

PHASE I: HISTORIC CONTEXT STATEMENT

- Completed in 2022
- Represents the first step in establishing a comprehensive historic preservation program
- Available at <https://www.historicalhambra.com/documents>



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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 and the development of the built environment in the City.

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

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

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

WHAT IS A HISTORIC CONTEXT STATEMENT?

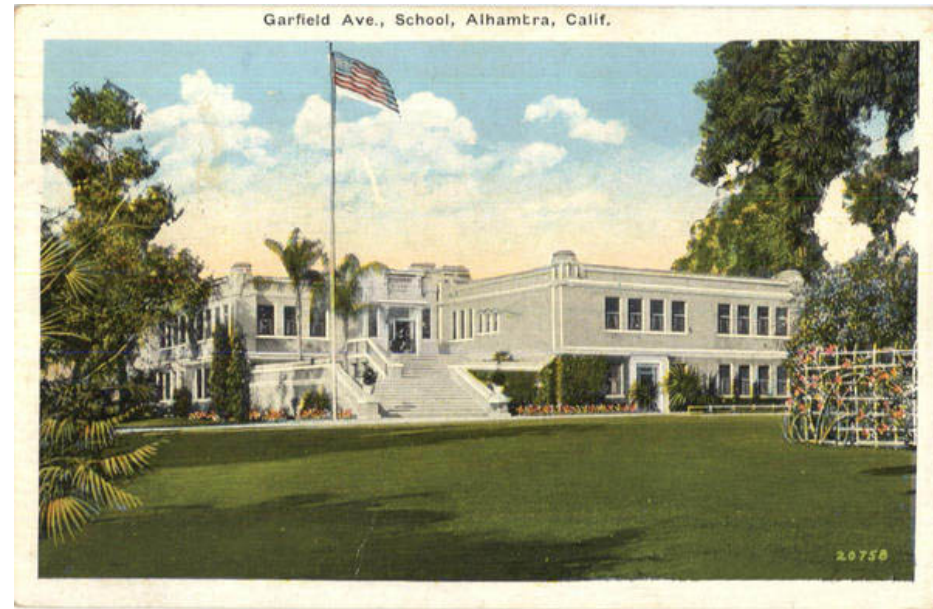
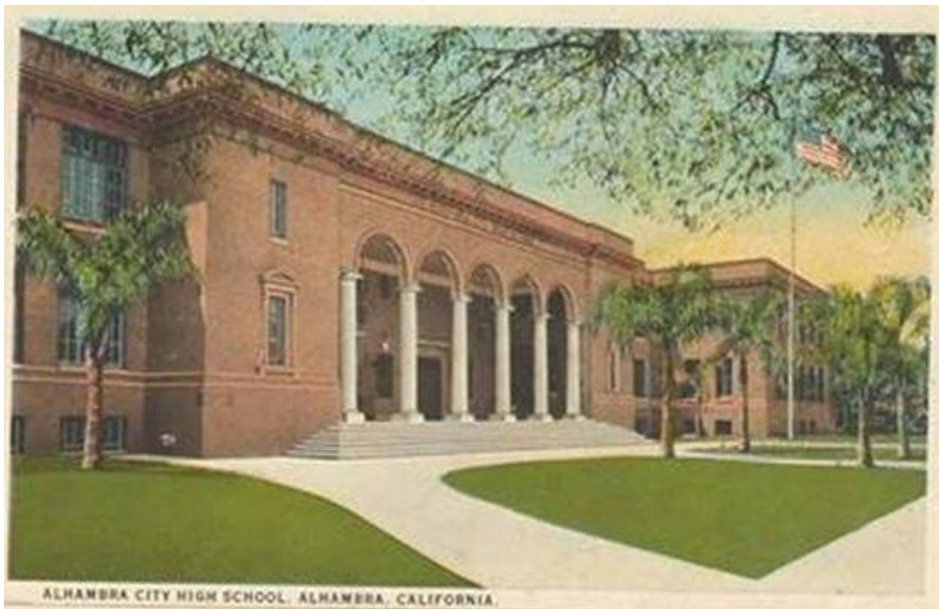
- Establishes baseline documentation to inform subsequent phases of the project and guide future planning/land use decision-making related to potential historic resources
- Provides a framework for the future evaluation of potential historic resources
- Developed using guidance established by the National Park Service and the California State Office of Historic Preservation for conducting historic resource studies



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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



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HISTORIC CONTEXT STATEMENT: CONTEXT THEMES

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

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PHASE II: CITYWIDE HISTORIC RESOURCES SURVEY

- Launched in December 2022 and currently underway
- Builds upon the foundational information developed in the citywide historic context statement regarding the history and development of the City's built environment
- Identifies potential historic resources present within the City of Alhambra



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WHAT IS A HISTORIC RESOURCE?

A *historic resource* is any historic building, structure, object, site, or district that that is listed in or is eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources. (A property that is eligible for listing but is not yet designated is often referred to as a *potential historic resource*.)

To qualify for listing in the National Register and/or the California Register, properties must possess sufficient *historic significance* as well as sufficient *historic integrity*.

ALHAMBRA

Where Every House is a Home

CHILDREN are the alpha of the home. It's wrong is the routine of duties administered to their growth and happiness. The home is the foundation upon which our social order was built. As an expanding commercialism has, one by one, acquired the sacred tasks of the household, it has deprived the home of its charter, driven the housewife into the maze of trade, and now threatens to crumble the social order conceived as the framework of our national life. The homes of our forefathers were built by men of strength and honor, for posterity. The homes of our forefathers were industrial institutions followed by the loving duties of the housewife. Here affection found its expression in daily tasks and the home found its excuse in useful work. The strength of the City of Alhambra lies in its homes. Over 90 per cent of the houses in Alhambra are owned by the people who live in them. A room sign is almost unknown, and today, a city of 20,000, Alhambra has no transient hotel. These are facts that lie at the very foundations of its unprecedented growth and its progress in matters of community welfare.

For-recreational benefits in every section, and particularly to the children, are one to more to a home-owning people.

Sanborn California, outside of the Bronx, New York, which is principally a home of lower class residences, has the lower child distribution of any section of the country. In Southern California, Alhambra stands second in the list of low mortality for children.

More has probably been done for the city itself for the children of Alhambra than in any other city of its size in the world. The City has founded, built, and now maintains a recreation park that is the envy of neighboring cities.

Alhambra, through the work of the Parents' Teachers' Association, is the only city in the world to offer recreative for summer recreation work. Alhambra has purchased in the establishment of the San Health Center in recreation to the nation of the citizens.

The effect of these varied organizations has become more and more marked as Alhambra's youth have worked their way to supremacy in the various foreign and athletic arenas of their inter-continental life.

Alhambra's future is widely built upon the path of a home-owning and home-loving people. Come and share it with us.

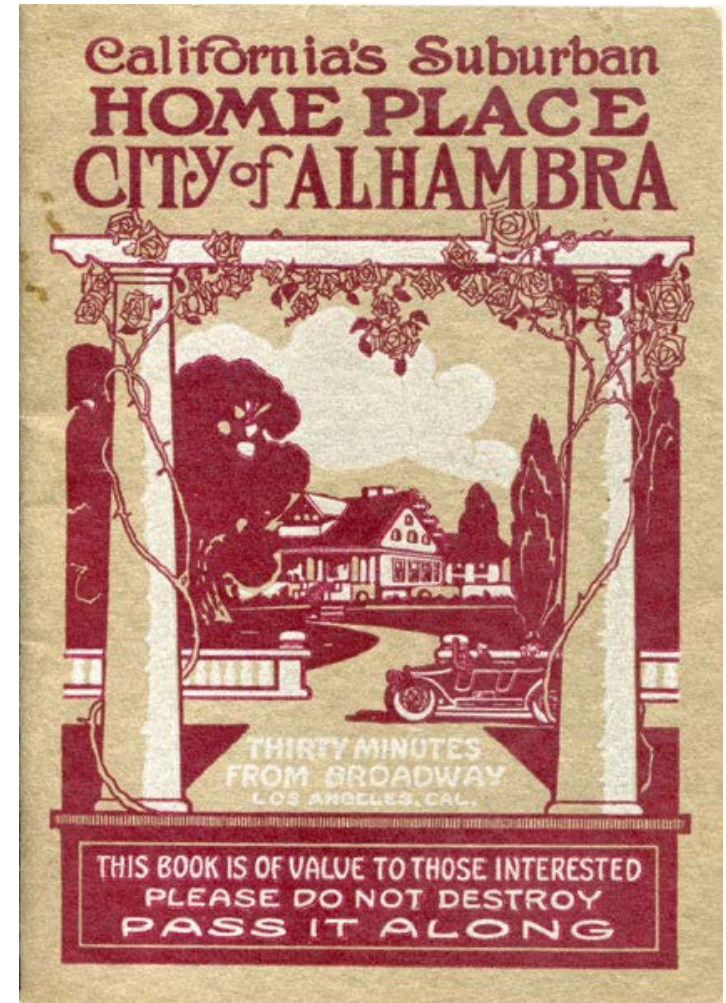
Alhambra Club

The Architectural Committee is at the service of Home Builders. Address the Committee at the Chamber of Commerce, Alhambra, California.

Published by the Alhambra Chamber of Commerce, 1923.

WHAT IS A HISTORIC RESOURCE?

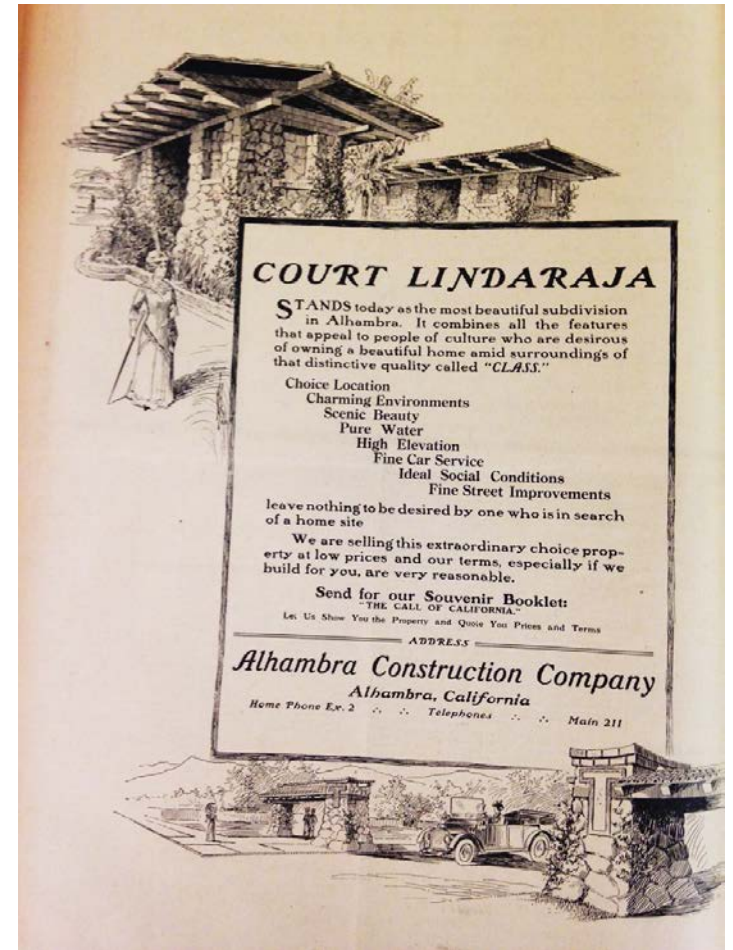
- *Historic significance* is the importance of a property to the history, architecture, engineering, or culture of a community
- It is achieved through:
 - Association with important events, activities or patterns
 - Association with important persons
 - Distinctive physical characteristics of design,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



Published by the Alhambra Chamber of Commerce, 1915.

WHAT IS A HISTORIC RESOURCE?

- *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*



Lindaraxa Park advertisement, 1912.

WHAT IS A HISTORIC RESOURCES SURVEY?

In order to plan for the preservation of a community's historic resources, it is necessary to determine what properties make up those historic resources.

A historic resources survey is a process that results in the identifying and gathering of data about existing historic resources within the City's built environment.

The purpose of a historic resources survey is to compile information about existing historic resources that will aid in future planning efforts and help retain the City's historic character and identity.

WHAT IS A HISTORIC RESOURCES SURVEY?

- Utilizes the foundational documentation developed in the historic context statement regarding the historical development of the City's built environment to identify existing historic properties that represent important development trends and patterns
- Developed using guidance established by the National Park Service and the California State Office of Historic Preservation for conducting historic resource studies
- Utilizes criteria for listing in the California Register of Historical Resources as the baseline for evaluating historic significance that allows for the identification of properties based on their associative qualities as well as their physical qualities

HISTORIC RESOURCES SUREY: ADDITIONAL METHODOLOGY 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

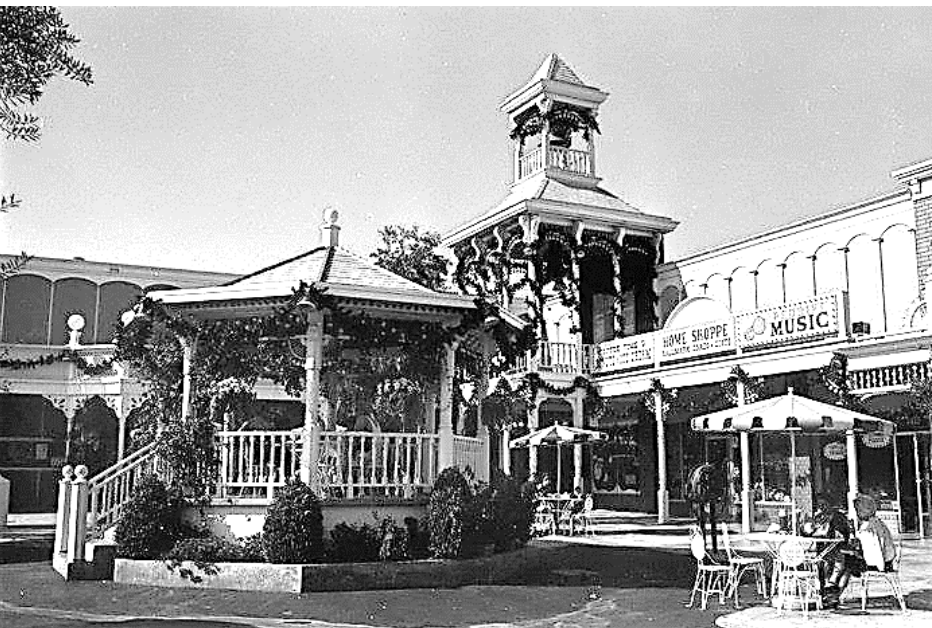
California Office of Historic Preservation – Instructions for Recording Historical Resources

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

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WHAT IS A HISTORIC RESOURCES SURVEY?

- Provides information on *potential* historic resources
- Does *not* result in the formal designation of properties as historic resources
- Designation is a separate process subject to public notification, participation, and review



Crawford's Corner (left, 1964) and The Hat (right, 1951).

HISTORIC RESOURCES SURVEY: METHODOLOGY

- Review previous literature and documentation of potential historic resources
- Preliminary reconnaissance survey of all parcels in the City (approximately 19,000 parcels) – UNDERWAY
- Intensive survey of selected properties
- Prepare documentation of properties evaluated as part of the survey
- Compile survey report



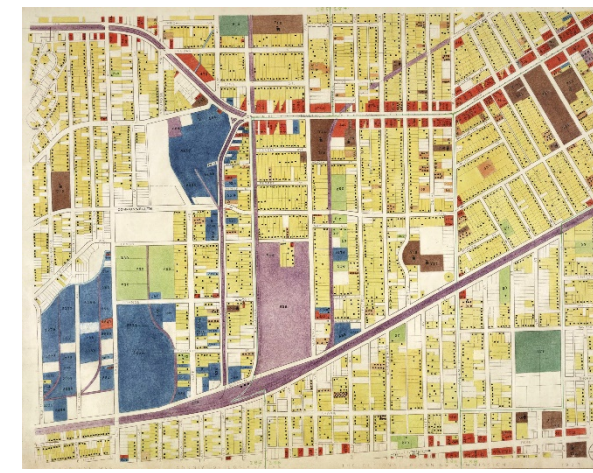
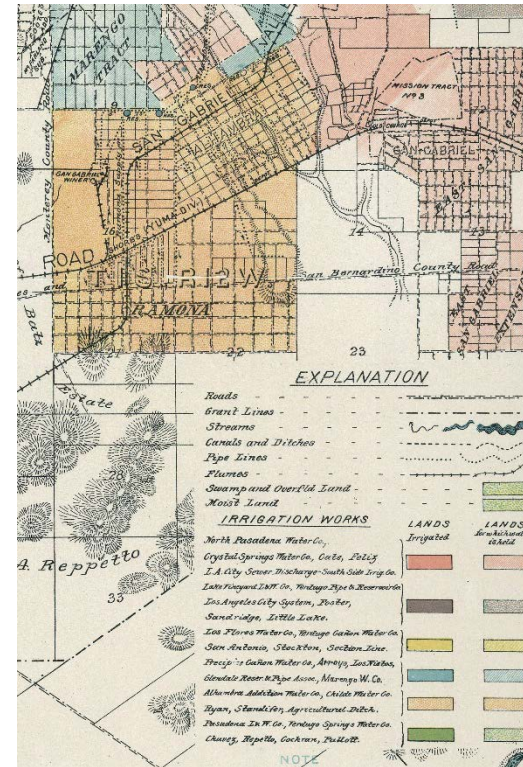
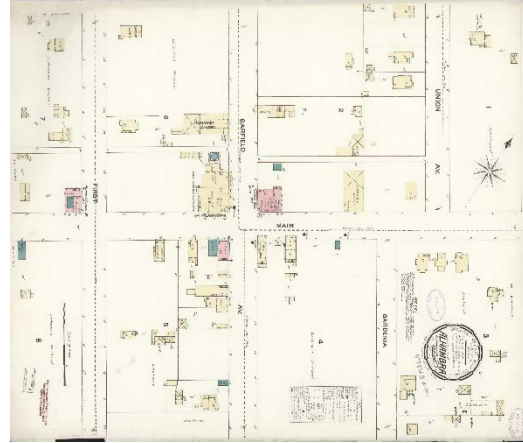
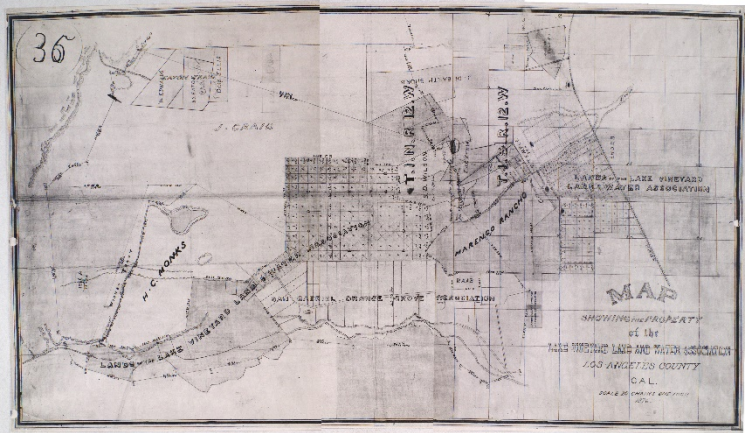
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HISTORIC RESOURCES SURVEY: METHODOLOGY

1. Review previous literature and documentation of potential historic resources

- Alhambra Historic and Cultural Resources Survey (1984-1985)
- City of Alhambra General Plan (2019)
- City of Alhambra Historic Context Statement (2022)
- City of Alhambra Single-Family Residential Design Guidelines (2009)
- BERD (Built Environment Resources Directory), an inventory of potential historic resources developed by the California Office of Historic Preservation
- Historical property maps, including county assessor maps, atlas maps, fire insurance maps, irrigation maps, land ownership and patent maps, rail maps, and tract maps
- Historical photographs and aerial photographs

HISTORIC RESOURCES SURVEY: METHODOLOGY

















HISTORIC RESOURCES SURVEY: METHODOLOGY

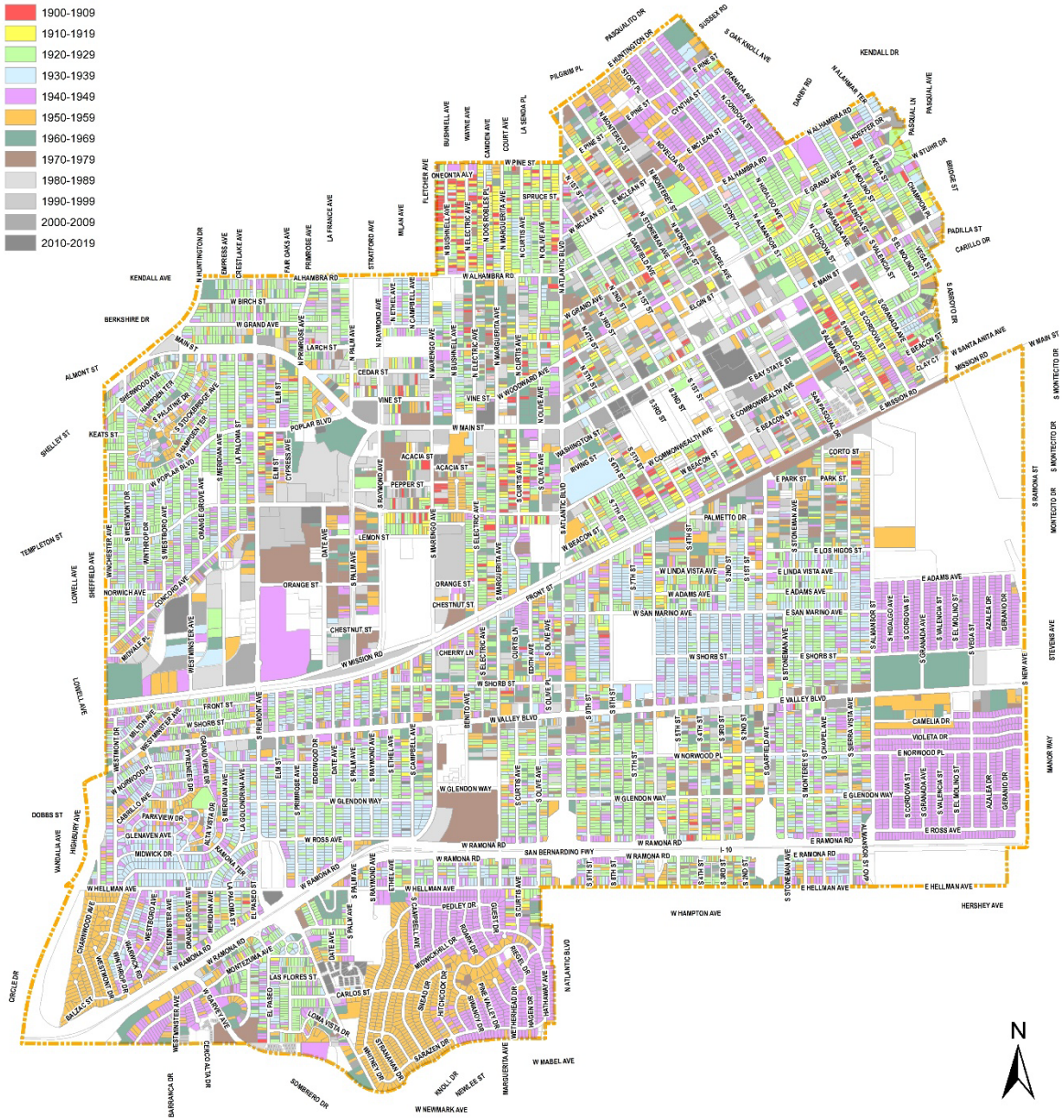
2. Preliminary reconnaissance survey of all parcels in the City (approximately 19,000 parcels) - UNDERWAY

- *A reconnaissance survey* involves an initial visual inspection of the City as a whole to help determine how to organize more detailed survey efforts
- Establishes a baseline understanding of the historic environment across the entire City and identifies the general distribution of properties that may represent potential historic resources
- Aids in identifying properties for further research and potential evaluation
- Follow-up property and neighborhood research is conducted to confirm potential historic significance noted in the field during reconnaissance survey

HISTORIC RESOURCES SURVEY: 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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HISTORIC RESOURCES SURVEY: METHODOLOGY

3. Intensive survey of selected properties

- An *intensive survey* involves a closer examination of the property or properties being surveyed
- Includes detailed background research efforts as well as thorough inspection and documentation of the property in the field
- Gathers all of the information necessary to evaluate a property for eligibility as a historic resource

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HISTORIC RESOURCES SURVEY: METHODOLOGY

5. Compile survey report

- Results of the entire citywide historic resources survey as a whole are compiled in a detailed survey report
- The Historic Resources Survey Report includes the following information:
 - Description of the area surveyed and its boundaries
 - Discussion of survey design and methodology
 - Maps of the area surveyed and survey findings
 - A master property spreadsheet detailing the survey findings and evaluations for each property surveyed
 - DPR (CA Department of Parks and Recreation) forms for each property surveyed as part of the intensive survey

ANTICIPATED PROJECT TIMELINE: PHASE II – CITYWIDE HISTORIC RESOURCES SURVEY

* Dates may be subject to change pending fieldwork schedule

January – February 2023	<ul style="list-style-type: none">• Reconnaissance survey of all City parcels to identify properties for evaluation
March – April 2023	<ul style="list-style-type: none">• Intensive survey fieldwork and evaluation of selected properties
April 2023	<ul style="list-style-type: none">• Community Meeting #2: Discuss reconnaissance survey findings and ongoing intensive fieldwork (date TBD)
April – June 2023	<ul style="list-style-type: none">• Prepare survey documentation (DPR Forms)
July – August 2023	<ul style="list-style-type: none">• Prepare draft survey report and survey findings
September 2023	<ul style="list-style-type: none">• Community Meeting #3: Discuss draft survey report and findings (date TBD)• Finalize survey report

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NEXT STEPS

- **Ongoing:** Reconnaissance survey fieldwork – expected to be completed in February
- **Ongoing:** Community feedback and information gathering



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WE WANT TO HEAR FROM YOU!

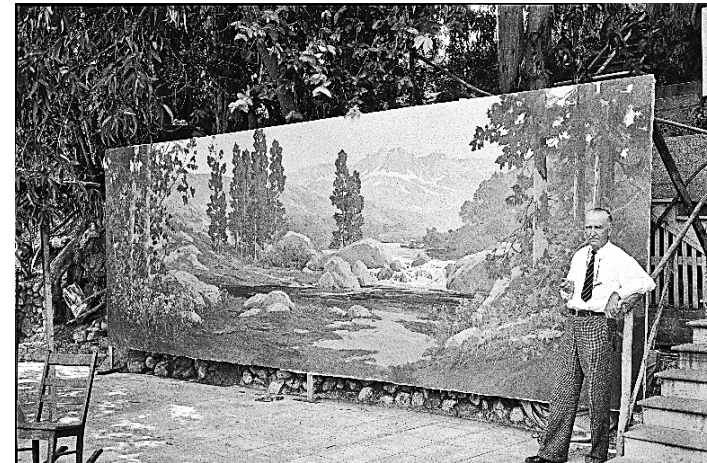
- What sites or buildings have traditionally served as gathering places or focal points in your community?
- What people, groups, or places shaped social movements or the cultural evolution of your community?
- Who are the important people in Alhambra's history? Where did they live and work?
- Which buildings and districts may have been associated with important architects, builders, designers, developers or engineers whose work helped define the character of Alhambra?
- What are the neighborhoods, commercial areas, and landscapes that have distinctive architectural or cultural characteristics, or reflect important aspects of social history or planning and development? What qualities of these places make them important and unique?

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Top: Orange Pickers in Alhambra, n.d.

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

Bottom: Alhambra Plunge and Wading Pool, circa 1930.

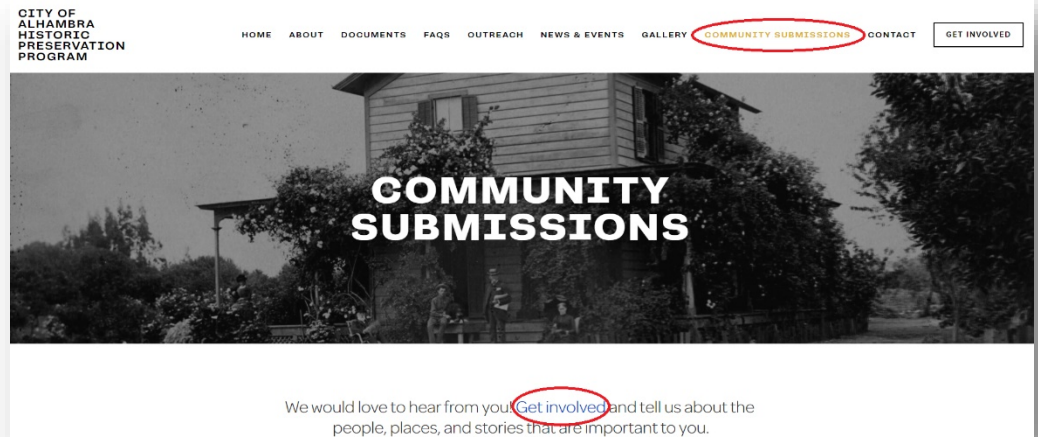


COMMUNITY FEEDBACK

- 403 South Garfield Avenue/T. J. Stuart/Will Thrall
- 502 North Story Place
- 1920s Housing Tracts
- A. J. Bayer Signage
- Alhambra Firefighters
- Alhambra Library
- Artists' Alley
- Carol's Fabrics
- Crawford's Corner
- Dolgeville Worker Housing
- Filming Locations in Alhambra
- Hoxsie/Hoxsey Family
- J. J. Newberry
- Judson Studios Residences
- Lindaraxa Park
- Mark Keppel High School
- Midwick Country Club
- Midwick Tract
- Neon Signs

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- Pacific Electric Rail System
- Pedestrian Tunnel
- Pedrini's Music Store
- Ramona Park
- Ramona Park Building Company
- Rose Hills Mortuary
- Scripps Kensington
- St. Therese Church
- The Diner on Main
- Tom's Uniforms/Tom's Boys & Men's Wear
- Twoheys
- Vans Store
- Victorian Homes



STAY IN TOUCH!

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



www.facebook.com/cityofalhambra



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



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

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CITY OF ALHAMBRA HISTORIC PRESERVATION PROGRAM

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

GET INVOLVED

Help the City of Alhambra Planning Division by telling us about people, places, and stories that matter to you!

We are particularly interested in the lesser-known places that shaped your community. These places may be important for a broad range of reasons, including architecture or landscape design; association with an important person; social, cultural and/or ethnic heritage; residential development, commerce, or industry.

PRINT THE FORM AND MAIL IT TO US **COMPLETE THE FORM ONLINE** **SEE WHAT'S BEEN SUBMITTED**

Download the form → Fill out the form → See what your neighbors told us here →

QUESTIONS?



Damage after “near-tornado level” winds and rain in Alhambra, February 1936.



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