

East San Gabriel Valley Area Plan

Historic Context Statement: Outreach #2

Zoom webinar
March 20, 2025

Agenda

- Historic Context Statement (HCS)
Definition and Purpose
- HCS Timeline and Process
- HCS Communities
- Components of an HCS
- Historical Events and Impacts
- Significant Themes and Architectural Styles
- Recommendations
- Review the HCS and How to Provide Feedback

What is a Historic Context Statement (HCS)?

- Is a document that identifies the important themes relevant to the history and development of the built environment of a geographic area
- Establishes periods of significance for these themes and their associated property types
- Is *not* a definitive or comprehensive community history, but rather an analytical framework
- Provides the background information for future historic resources surveys, which take a closer look to identify properties eligible for historic designation



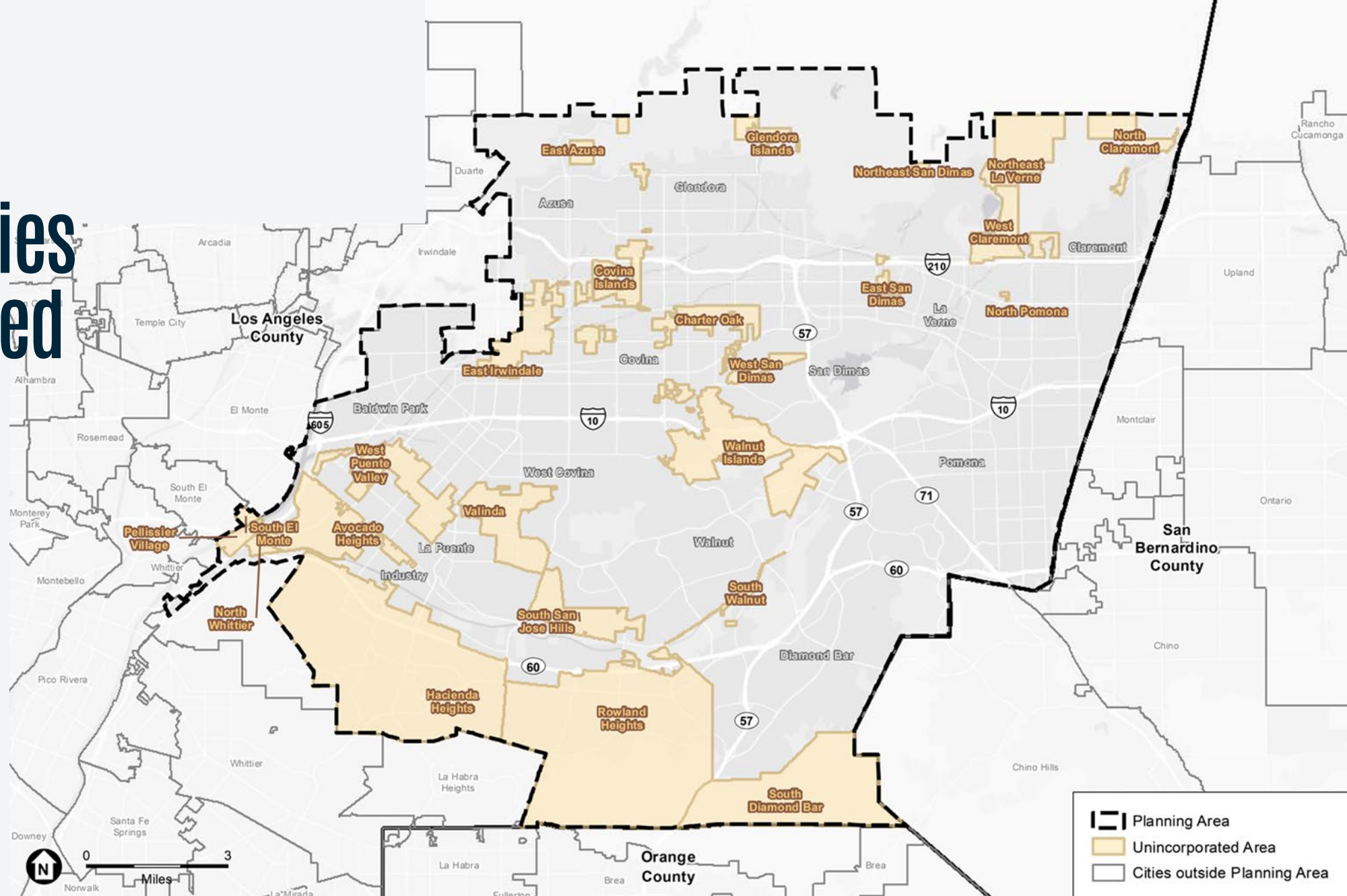
HCS Purpose

- Ultimately, to honor and preserve the history of the East SGV
- Provides the background information (the first step) **for future historic resources surveys**, which **identify specific resources for protection**
- Provides the foundation for future research
- Develop a study list of potential historic resources

Timeline and Process

1. Hold workshops to introduce project to the public and request community input: *October 2024*
2. Consultant (Sapphos Environmental) completes windshield surveys and conducts research and interviews
3. Draft HCS
4. Present draft HCS to LA County Planning for feedback: *February 2025*
5. Present draft HCS to the public for feedback: *March 2025*
6. Present draft HCS to the Historical Landmarks and Records Commission (HLRC) for feedback: *April 2025*
7. Finalize HCS: *May/June 2025*

Which communities were studied for this project?



24 Unincorporated Communities within the Planning Area

Avocado Heights
Charter Oak
Covina Islands
East Azusa
East Irwindale
East San Dimas
Glendora Islands
Hacienda Heights

North Claremont
North Pomona
Northeast La Verne
Northeast San Dimas
Rowland Heights
South Diamond Bar
South San Jose Hills
South Walnut

Valinda
Walnut Islands
West Claremont
West Puente Valley
West San Dimas
Pellissier Village
Unincorporated South El Monte
Unincorporated North Whittier

The Planning Area is located in the easternmost portion of the County, and totals approximately 32,826 acres (or 51.29 square miles).

Components of the HCS

- 4.1 General History of the SGV
- 4.2 Timeline of Major Historic-era Events
- 4.3 Historical Events and Impacts
- 4.4 Community-Specific Backgrounds
 - Brief developmental history of ESGVAP
unincorporated communities*

- 4.5 Significant Themes
 - Overview of historical theme,
associated property types, eligibility
standards, character-defining features*

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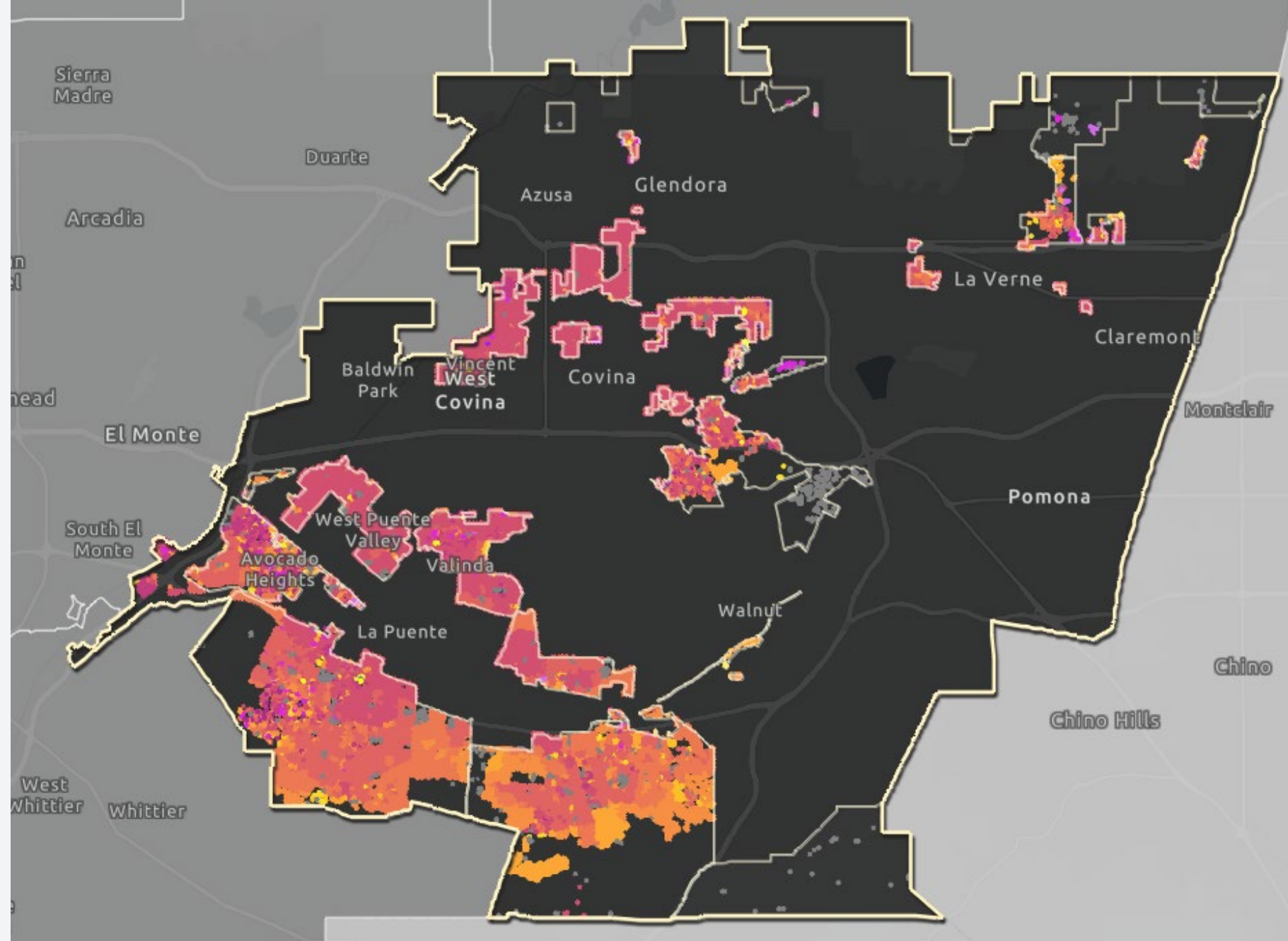
SECTION

- Acronyms and Abbreviations
- Executive Summary
- How to Use this Document
- 1. Introduction
- 2. Methodology.....
- 3. Regulatory Setting.....
- 4. Historical Background
- 5. Architectural Styles
- 6. Recommendations
- 7. Bibliography

APPENDICES

- A. Study List|
- B. Resumes of Key Personnel

“Development by Decade” Map

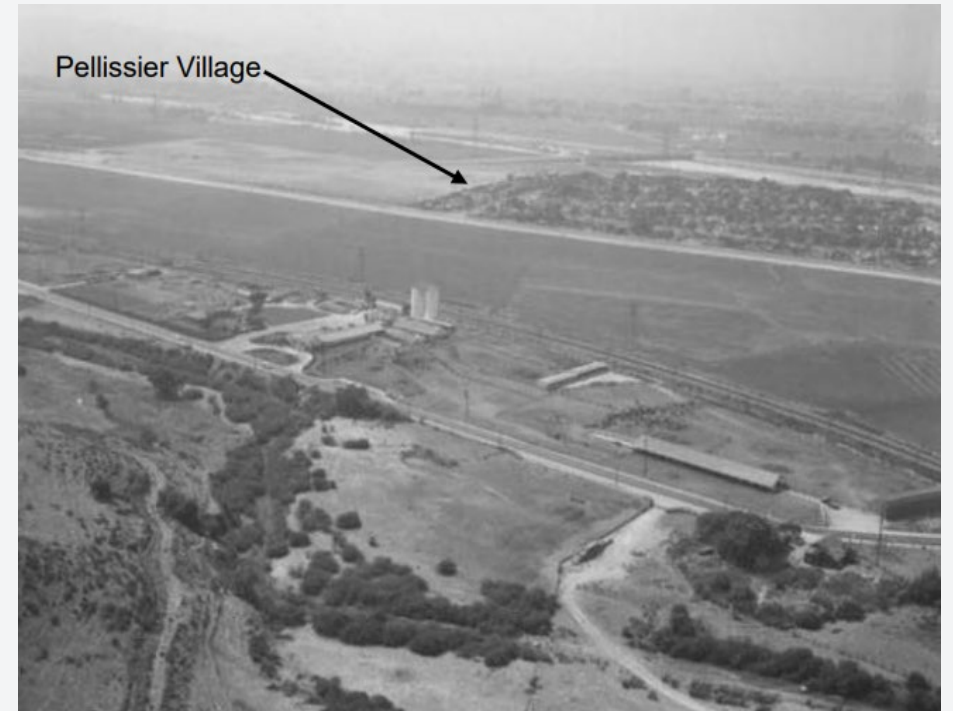


Historical Events and Impacts

Transition from Agricultural to Residential Development

Issues, Effects, and Responses:

- Agricultural productivity was made possible by influx of workers and railroad development through ESGV
- Virus known as citrus quick decline plagued orchards in 1940s and 1950s
- Much of the valley's unincorporated areas remained farmland well into the middle of the twentieth century
- Postwar, suburban building boom swept the nation with returning veterans in need of affordable housing



Pellissier Dairy Farms, Workman Mill Road c. 1957.

Kelly-Holiday Mid-Century Aerial Collection; Los Angeles Public Library.

Historical Events and Impacts

Twentieth-Century Demographic Diversity

Issues, Effects, and Responses:

- Diverse citrus industry workforce, coming from East Asia and the Mexican American community
- Discriminatory housing practices in the 1930s and 1940s, including restrictive racial covenants, redlining, and blockbusting, influenced much of the built environment
- Immigration Act of 1965 facilitated rise in migration from southern and eastern Europe as well as Asia
- Asian and Latino populations grew dramatically in final decades of the twentieth century



Glenshaw Drive, Greenberry (view looking northeast).
Sapphos Environmental, Inc. 2024.

Historical Events and Impacts

Preservation of Equestrian/Vaquero Identity

Issues, Effects, and Responses:

- Region demonstrated diverse demographics from early years, with many vaqueros, many of whom were indigenous, tending the large herds of cattle during the rancho era
- Longstanding equestrian centers and riding trails continue to dot the landscape of the ESGV today. Notable among these is the W.K. Kellogg Arabian Horse Center, which opened in 1925
- Three unincorporated communities in the southwest corner of the ESGV—South El Monte, Pellissier Village, and Avocado Heights—established equestrian districts between 1976 and 1991



Local Horse Rider on Avocado Heights Trail. Sapphos Environmental, Inc., 2024.

Significant Themes

- Agricultural Development
- Equestrian/Vaquero Development
- Industrial Development
- Infrastructure and Public Transit
- Residential Development
- Commercial Development
- Religion and Spirituality
- Parks and Recreation
- Education
- Civil Rights and Social Justice
- Public Art, Music, and Cultural Celebrations
- Civic Development

Significant Themes

Theme: Commercial Development

Subtheme: Postwar Commercial Development

Period of Significance: 1945-1979

Property Type Description: Commercial property types include standalone retail and restaurant buildings; theaters and other commercial entertainment venues; office buildings; banks; car washes; drive-up/roadside restaurants; and signs.



Taco Nazo, 13032 Valley Boulevard, Avocado Heights (1965)



In N Out #4, 15610 E San Bernardino Road, East Irwindale (1962)

Architectural Styles

Arts and Crafts Styles

Craftsman (1905-1930)

Character-Defining Features include:

- Square or rectangular shaped cottages
- Low-pitched gable roof (occasionally hipped) with wide, unenclosed eave overhangs
- Multiple roof planes
- Use of natural materials such as stone
- Wood frame structures typically clad in shingle or clapboard siding
- Broad horizontality with deep projecting eaves
- Exposed roof beams and rafter tails, decorative brackets, or knee braces
- Decorative (false) beams or braces commonly added under gables
- Prominent entry porches, either full- or partial-width, with battered or square porch posts and/or masonry piers, and/or sleeping porches
- Rectangular windows, often grouped in three or more and usually double-hung sash, with simple wood surrounds and often surmounted by decorative transoms



20245 E Covina Hills Road, Walnut Islands (1902)

Recommendations

- Streamline the nomination process using a group documentation method for groupings of properties including:
 - Two-story American Foursquare and Craftsman homes in the communities of East Irwindale, Charter Oak, and Covina Islands
 - Midcentury Modern single-family residences in North Claremont
 - Equestrian ranches and trails in the communities of Avocado Heights, Pellissier Village, and South El Monte
- Pursue a Cultural Thematic Study of an Asian American Context
- Conduct in-depth studies of larger unincorporated communities, prioritizing:
 - Hacienda Heights, Rowland Heights, and Avocado Heights
- Preserve Legacy Businesses

Review the Draft HCS + Provide Feedback

- Find the Draft HCS here:
planning.lacounty.gov/esgvaphcs
- Next steps
 - HLRC discussion of draft HCS tentatively scheduled for Friday, April 25, 2025
 - There will be another opportunity to comment after HLRC, prior to the final HCS
- Email commplan@planning.lacounty.gov for questions, comments, and feedback.



Thank you!



Review HCS on our Project Website (ESGVAP/Historic Resources page):

<https://planning.lacounty.gov/esgvaphcs>

Please provide feedback by April 25, 2025

Feedback Submittal: commplan@planning.lacounty.gov